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No. 13 MEETING OF THE

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

Thursday, July 12, 2012 9:00 a.m. – 5:00 p.m.

SCAG Office 818 W. 7th Street, 12th Floor Board Room Los Angeles, CA 90017 (213) 236-1800

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at (213) 236-1975 or via email johnson@scag.ca.gov

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Regional Housing Needs Assessment Appeals Board Member List

San Bernardino County: Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): Chair

Hon. Ginger Coleman, Apple Valley, District 65 (Primary)

Los Angeles County: Hon. Margaret Finlay, Duarte, District 35 (Primary)

Hon. Steven Hofbauer, Palmdale, District 43 (Alternate)

Orange County: Hon. Sukhee Kang, Irvine, District 14 (Primary)

Hon. Ron Garcia, Brea, OCCOG (Alternate)

Riverside County: Hon. Darcy Kuenzi, Menifee, WRCOG (Primary)

Hon. Randon Lane, Murrieta, WRCOG (Alternate)

Ventura County: Hon. Bryan MacDonald, Oxnard, District 45 (Primary)

Hon. Carl Morehouse, Ventura, District 47 (Alternate)

Imperial County: Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary)

Hon. Jack Terrazas, Imperial County (Alternate)

AMENDED

REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

AGENDA JULY 12, 2012

The Regional Housing Needs Assessment Appeals Board can consider and act upon any of the items listed on the agenda regardless of whether they are listed as information or action items.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

(Hon. Bill Jahn, Chair)

<u>PUBLIC COMMENT PERIOD</u> – Members of the public desiring to speak on items on the agenda, or items not on the agenda, but within the purview of the Regional Housing Needs Assessment Appeals Board, must fill out and present a speaker's card to the Assistant prior to speaking. Comments will be limited to three (3) minutes. The Chair may limit the total time for all comments.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR	<u>Time</u>	Page No.
Approval Item		
1. Minutes of the April 19 and April 24, 2012 Meetings 2. RHNA Subcommittee Topic Outlook 3. Revised Schedule of July 12 and July 13, 2012 Public Hearing on RHNA Appeals ACTION ITEMS Attachman	ient	1 14 16
4. Public Hearings to Consider Appeals Submitted by Jurisdictions Related to the Draft RHNA Allocation (Huasha Liu, Director, Land Use & Environmental Planning and Joann Africa, Chief Counsel)	nent 10 min.	17
Recommended Action: Review the appeals submitted by seven (7) jurisdictions		

Review the appeals submitted by seven (7) jurisdictions regarding their respective Draft RHNA Allocations; review corresponding staff recommendations as reflected in the staff reports; and make a determination to grant, partially grant, or deny each appeal.

9:00 a 4.1 4.2 4.3	.m. – 12:15 p.m. Appeal from the City of Calabasas Appeal from the City of Long Beach Appeal from the City of Norwalk	Attachment Attachment Attachment	60 min. 60 min. 60 min.	20 73 87
12:45	<u>p.m. – 5:00 p.m.</u>			
4.4	Appeal from the City of San Dimas	Attachment	60 min.	98
4.5	Appeal from the City of Sierra Madre	Attachment	60 min.	117
4.6	Appeal from the City of Pico Rivera	Attachment	60 min.	159
4.7	Appeal from the City of Dana Point	Attachment	60 min.	352



AMENDED REGIONAL HOUSING NEEDS ASSESSMENT APPEALS BOARD

AGENDA JULY 12, 2012

CHAIR'S REPORT

STAFF REPORT

(Ma'Ayn Johnson, SCAG Staff)

ANNOUNCEMENTS

ADDITIONAL PUBLIC COMMENT PERIOD

ADJOURNMENT

The Public Hearing to hear submitted appeals to the Draft RHNA Allocation will continue on July 13, 2012. The next regular meeting of the Regional Housing Needs Assessment Appeals Board will be Friday August 24, 2012.



SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE MINUTES OF MEETING NO. 11 April 19, 2012

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) SUBCOMMITTEE ACTING AS THE RHNA APPEALS BOARD. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN THE OFFICE OF REGIONAL COUNCIL SUPPORT.

The RHNA Appeals Board of the Southern California Association of Governments (SCAG) held its meeting at the SCAG office in Los Angeles. The meeting was called to order by the Hon. Bill Jahn. There was a quorum.

Present

Representing Los Angeles County

Hon. Margaret Finlay, Duarte, District 35 (Primary) – via teleconference Hon. Steve Hofbauer, Palmdale, District 43 (Alternate) - present

Representing Orange County

Hon. Sukhee Kang, Irvine, District 14 (Primary) – via videoconference Hon. Ron Garcia, Brea, OCCOG (Alternate) – via teleconference

Representing Riverside County

Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) - via videoconference

Representing San Bernardino County

Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** - present Hon. Ginger Coleman, Apple Valley, District 65 (Primary) – via videoconference

Representing Ventura County

Hon. Bryan MacDonald, Oxnard, District 45 (Primary) – via videoconference Hon. Carl Morehouse, Ventura, District 47 (Alternate) – via videoconference

Representing Imperial County

Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary) – via videoconference

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Hon. Bill Jahn, Chair, called the meeting to order at 12:03 p.m. Hon. Steve Hofbauer led the pledge of allegiance.

REVIEW AND PRIORITIZE AGENDA ITEMS

CONSENT CALENDAR

Approval Items

- 1. Minutes of December 9, 2011 Meeting
- 2. RHNA Subcommittee Topic Outlook

A motion was made (Finlay) to approve the Consent Calendar. The motion was seconded (Garcia) and unanimously approved.

PUBLIC COMMENT

Robert Clark, City Manager, City of Ojai, stated that ten (10) jurisdictions who submitted revision requests submitted letters requesting additional time to work with SCAG to review and further develop the RHNA numbers with respect to the reductions requested by the 10 jurisdictions. These reductions could be accommodated by using part of the "cushion" of 3,661 units.

Damon Wing from the Office of Ventura County Supervisor Linda Parks read a letter from Supervisor Parks. The letter stated that the Ventura County General Plan established smart growth planning principles in 1969 through a public input process. The County's General Plan sought to protect farmland and direct growth into the incorporated cities. Additionally, the Draft RHNA Allocation seeks to utilize unincorporated parts of Ventura County while reducing the Allocation to 9 of the 10 cities in the County, which is contrary to local planning.

Chair Jahn stated that the RHNA Subcommittee proceeds according to a specified schedule established and approved by the Community, Economic and Human Development Committee (CEHD) and the Regional Council and does not have the discretion to continue efforts outside the designated schedule without Regional Council approval. Huasha Liu stated that questions have been received asking if the current cushion of 3,661 units can be used in the revision appeals process. Ms. Liu stated that, under the housing law, the cushion can only be applied as part of a successful revision request, not as part of a successful appeal or trade and transfer. If there are successful appeals, the difference will be reallocated proportionally back to all the jurisdictions in the SCAG region.

ACTION ITEMS

3. Revision Requests Submitted by Jurisdictions Related to the Draft RHNA Allocation

Huasha Liu, SCAG Staff, provided a brief summary of the RHNA process to date. Ms. Liu stated that the RHNA process has been a two and half-year process, which local input has been sought regarding regional growth including population, household and employment. Additionally, SCAG received projected household numbers from local jurisdictions. The projected household numbers received from the jurisdictions were the basis for SCAG to develop the RHNA Allocations. Ms. Liu stated that staff had reviewed each of the fourteen (14) submitted revision requests and made recommendations to the RHNA Appeals Board. Ms. Liu also briefly explained the proposed procedure for the RHNA Appeals Board to review the respective revision requests as part of today's meeting.

3.1 Revision Request by the City of Calabasas

Tom Bartlett, City Planner, City of Calabasas, stated that he is requesting a revision due to the following local planning factors: the existing or projected jobs-housing balance; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; and market demand for housing. The City requests a reduction of 76 units from its Draft RHNA Allocation of 330 units.

Mr. Bartlett stated that the household growth forecast was inconsistent with the population forecast. Additionally, the recession has lasted longer than the anticipated slowing job growth. Huasha Liu stated that the growth information was received from the City of Calabasas and SCAG staff processed accordingly. Additionally, RHNA is a planning process, which involves a city's zoning activity and not a building quota.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept staff's recommendation to deny the revision request by the City of Calabasas. The motion was seconded (Kuenzi) and approved by the RHNA Appeals Board by a 5 to 1 vote (with Imperial County voting in opposition to the motion).

3.2 Revision Request by the City of La Puente

John Di Mario, Development Services Director, City of La Puente, stated a revision request is sought based on several local planning factors. These include availability of land suitable for urban development; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; and market demand for housing. The City of La Puente requests a reduction of 161 units from its Draft RHNA Allocation of 967 units.

Additionally, Mr. Di Mario noted that while Census tracts 4070.01, 4070.02 and 4082.02 were included in the growth forecast process, these tracts are outside the City. Although these tracts were at first approved by the City officials in the RHNA process, they are actually outside the City and merit exclusion. It was determined that SCAG staff would need additional time to review the information about the above-mentioned Census tracts

with the City. Chair Jahn requested that discussion of the matter by the Appeals Board would continue later in the meeting after the information had been reviewed by staff.

Later in the meeting, discussion and consideration of the requested revision by the City of La Puente continued. John Di Mario stated, after discussion and calculations with SCAG staff, it was determined that a reduction of 149 units is now sought to balance the inadvertent inclusion of the Census tracts not within the jurisdiction. Huasha Liu stated that calculations were revised for two Census tracts while the other in question will remain within the City's total. Therefore, SCAG staff recommends a reduction of 149 units. This would modify the Draft Allocation from 967 units to 818 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to accept the staff's recommendation to reduce the City of La Puente's Draft Allocation by 149 units, which reduces the City's total Draft Allocation from 967 units to 818 units. The motion was seconded (Kang) and approved by the RHNA Appeals Board by a 6 to 0 vote.

3.3 Revision Request by the City of Long Beach

Jill Griffiths, Planning Officer, City of Long Beach, stated a revision is sought due to several local planning factors: an existing or projected jobs-housing balance; availability of land suitable for urban development for conversion to residential use; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; market demand for housing; and housing needs generated by the presence of a university campus. The City of Long Beach requests a reduction of 1,088 units from its Draft RHNA Allocation of 7,048 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Coleman) and approved by the RHNA Appeals Board by a 6 to 0 vote.

3.4 Revision Request by the City of Pico Rivera

Julia Gonzalez, Deputy Director of Public Works, City of Pico Rivera, requested a reduction in its Draft RHNA Allocation based on several local planning factors. These include: existing or projected jobs-housing balance; sewer or water infrastructure constraints for additional development; and availability of land suitable for urban development or for conversion to residential use and distribution of household growth. Due to these factors the City requests a reduction of an unspecified amount to its Draft RHNA Allocation of 850 units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept the staff recommendation to deny the requested revision. The motion was seconded (MacDonald) and approved by the Appeals Board by a 6 to 0 vote.

3.5 Revision Request by the City of San Dimas

Larry Stevens, Assistant City Manager, City of San Dimas, stated a revision is sought due to the following planning factors: availability of land suitable for urban development or for conversion to residential use; lands protected from urban development under existing federal or state programs; and distribution of household growth and market demand for housing and loss of units contained in assisted housing developments. The City of San Dimas requests a reduction of an unspecified number of units of the 463 units allocated.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Hofbauer) and approved by the Appeals Board by a 6 to 0 vote.

3.6 Revision Request by the City of Santa Monica

Ms. Elizabeth Bar-El, Senior Planner, City of Santa Monica, stated a revision is sought based on the distribution of household growth assumed for purposes of comparable Regional Transportation Plans. The City requests a reduction of 1,174 units from its Draft RHNA Allocation of 1,674 units.

Several housing construction projects were started in 2012, which demonstrates continued efforts to provide housing balance. Hon. Steve Hofbauer asked if the additional units under construction placed the city beyond its 4th cycle RHNA Allocation and by how many units. Ms. Bar-El stated the City met its 4th cycle RHNA Allocation in 2011 and estimates at least half the units receiving permits in 2012 exceed the 4th cycle RHNA Allocation. Huasha Liu stated SCAG staff is not aware of the City exceeding its 4th cycle RHNA requirements. Even if this is the case, the state housing law does not allow jurisdictions taking any credit towards the 5th cycle of RHNA for any built units from the previous cycle. Hon. Bryan MacDonald stated the information presented by the City lacks some specifics and he is therefore hesitant to approve a revision request.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 5 to 1 vote (with Imperial County voting in opposition to the motion).

3.7 Revision Request by the City of Sierra Madre

MaryAnn MacGillivray, Councilmember, City of Sierra Madre, stated the City seeks a reduction of its Draft RHNA Allocation of 55 units. This reduction is sought based on the following planning factors: existing or projected jobs-housing balance; sewer or water infrastructure constrains for additional development; availability of land suitable for urban development; lands protected from urban development under existing programs; distribution of household growth; loss of units contained in assisted housing developments and high housing cost burdens; housing needs of farmworkers; and housing needs generated by the presence of a university campus.

The City's particular circumstance based on location, size and the uniqueness of Sierra Madre warrants consideration for a revision. Furthermore, they are the only city in San Gabriel Valley whose water supply is based entirely on ground water sources and therefore, requests a RHNA Allocation revision to zero units.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.8 Revision Request by the City of Placentia

John Douglas, representative for the City of Placentia, stated the City seeks a reduction of 131 units from its Draft RHNA Allocation of 492 units. This would result in a revised total of 361 units.

The primary issue for the City involves the pro-rated interpolation made by SCAG staff when the change was made from the 10.75 year period to the 7.75 year period. The use of a straight line reduction of the 10.75 to the 7.75 year period resulted in a skewed Draft Allocation number as the growth forecast was substantially larger for the 2010 to 2015 period as opposed to the later years. Hon, Bryan MacDonald stated there is concern about altering methodology for different jurisdictions and it is important to remain consistent in the process.

After discussion by the Appeals Board a motion was made by Hon. Sukhee Kang to approve the City's request to decrease its Allocation by 131 units. There was no second submitted for the motion and the motion was not considered for lack of a second.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Hofbauer) to accept staff's recommendation to deny the City's revision request. The motion was seconded (Coleman) and approved by the RHNA Appeals Board by a 4 to 2 vote (with Imperial and Orange Counties voting in opposition to the motion).

3.9 Revision Request by the City of Calimesa

The City of Calimesa requests a revision of its Draft RHNA Allocation based on local planning factors including sewer or water infrastructure constraints for additional development and market demand for housing. The City requests a reduction of 1,171 units from its total Allocation of 2,341 units.

It was noted for the record that there were no representatives from the City of Calimesa present at the SCAG Los Angeles office or any of the SCAG Regional Offices.

The request was presented to SCAG staff for response. Huasha Liu referred to the staff report, which outlines details in response to the revision request. Chair Jahn then presented the matter to the RHNA Appeals Board for discussion.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (MacDonald) to deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.10 Revision Request by the City of Norco

The City of Norco requests a revision of its Draft RHNA Allocation based on the lack of availability of land suitable for urban development and high housing cost burdens. Because of these constraints, the City of Norco requests a reduction of an unspecified number of units from its Draft RHNA Allocation of 818 units.

It was noted for the record that there were no representatives from the City of Norco present at the SCAG Los Angeles office or any of the SCAG Regional Offices.

The request was presented to SCAG staff for response. Huasha Liu referred to the staff report, which recommends denial of the requested revision with detailed rationale.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to deny the requested revision. The motion was seconded (Kang) and approved by the Appeals Board by a 6 to 0 vote.

3.11 Revision Request by the City of Fillmore

Hon. Gayle Washburn, Mayor, City of Fillmore, presented the revision request from SCAG'S regional office in Ventura. She stated that the City is seeking a reduction of 100 Very-Low Income units and 100 Low Income units from its Draft RHNA Allocation of 694 units. This revision is sought based on the following planning factors: existing or projected jobs-housing balance; availability of land suitable for urban development or for conversion to residential use; county policies to preserve prime agricultural land; and market demand for housing.

Huasha Liu, SCAG Staff, stated that the City's 5th Cycle RHNA Allocation is 30 percent lower than its 4th Cycle RHNA Allocation. Staff recommended denying the City's revision request to reduce its Draft RHNA Allocation.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Coleman) to accept the staff recommendation and deny the requested revision. The motion was seconded (Kuenzi) and approved by the Appeals Board by a 6 to 0 vote.

3.12 Revision Request by the City of Ojai

Robert Clark, City Manager, City of Ojai, stated that a revision is sought due to the following: existing or projected jobs-housing balance; availability of land suitable for urban development or for conversion to residential use; and distribution of household growth assumed for purposes of comparable Regional Transportation Plans. Because of

these constraints, the City of Ojai requests a reduction of 240 units from its Draft RHNA Allocation of 371 units.

Huasha Liu, SCAG Staff, stated that the city's 5th cycle RHNA Allocation is 14 percent lower than its 4th cycle Allocation. Staff recommended denying the City's revision request to reduce its Draft RHNA Allocation.

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made by Hon. Darcy Kuenzi to approve a partial reduction of 120 units for the City of Ojai. There was no second submitted for the motion and the motion was not considered for lack of a second.

A motion was made (Coleman) to accept the staff recommendation and deny the requested revision. The motion was seconded (Kang) and approved by the Appeals Board by a 6 to 0 vote.

3.13 Revision Request by the City of Oxnard

Chris Williamson, Principal Planner, City of Oxnard, presented the revision request from SCAG's Regional Office in Ventura. Mr. Williamson stated that a revision is sought due to several factors including sewer and water infrastructure constraints for additional development, county policies to preserve prime agricultural land, market demand for housing, and county-city agreements to direct growth toward incorporated areas of the county. Mr. Williamson stated a revision is requested to reduce the City of Oxnard's Draft RHNA Allocation by 2,801 units from its current Allocation of 7,301 units.

Mr. Williamson noted a 2008 Decapolis population report indicating growth in the jurisdiction to reach 71,602 for the year 2040. There is concern growth is frontloaded in the first 10 years of Oxnard's General Plan and conflicts with planning for their new water plan and facility. Chair Jahn asked if the City of Oxnard is under a building moratorium. Mr. Williamson stated the city is not under a building moratorium.

Huasha Liu, SCAG staff, stated that consideration for a revision request is based on the revision request's merit for a particular jurisdiction and not related to any action related to a neighboring jurisdiction. Additionally, the 2008 Decapolis Report was based on 2000 Census data and was associated with the 2008 Regional Transportation Plan (RTP). Current RHNA Allocations are based on the 2010 Census, and the 2012 RTP/Sustainable Communities Strategy (SCS).

Having reviewed the City's revision request and staff's recommendation, the RHNA Appeals Board completed its discussion. A motion was made (Kuenzi) to deny the requested revision. The motion was seconded (Coleman) and approved by the Appeals Board by a 5 to 1 vote (with Los Angeles County voting in opposition to the motion).

3.14 Revision Request by Ventura County

Chris Stephens, Director, Resource Management Agency, County of Ventura, stated that a revision is sought due to the following factors: existing or projected jobs-housing balance; sewer or water infrastructure constraints for additional development; availability

of land suitable for urban development; county policies to preserve prime agricultural land; distribution of household growth assumed for purposes of comparable Regional Transportation Plans; market demand for housing; county-city agreements to direct growth toward incorporated areas of the county; high housing cost burdens; housing needs of farmworkers; and housing needs generated by the presence of a university campus. Because of these constraints, the County of Ventura requests a reduction of 536 units from its Draft RHNA Allocation of 1, 410 units.

Mr. Stephens stated that he felt the County of Ventura should not grow at a rate greater than the cities within the County. The County's reductions average 38% and if that percentage was applied to the County's RHNA numbers, it would represent a total Allocation of 1,115 units. This would have the unincorporated areas grow at the same rate as the cities.

A motion was made (Hofbauer) to reduce the County of Ventura's Allocation to 1,115 units and seconded (Kuenzi). The motion was approved by the RHNA Appeals Board by a 4 to 2 vote (with Orange and Riverside Counties voting in opposition to the motion).

CHAIR'S REPORT

None.

STAFF REPORT

Huasha Liu stated that SCAG staff has been asked to revisit the RHNA Trade and Transfer Guidelines. At its February meeting, the Regional Council approved the Trade and Transfer Guidelines. However, a need to revisit the guidelines has arisen, particularly with respect to the subject in the Guidelines that jurisdictions must be contiguous. SCAG staff is making minor amendments to the Trade and Transfer Guidelines and requests a meeting of the RHNA Subcommittee sometime during the week of April 23, 2012.

As further background information, Joann Africa, SCAG Staff, stated that the current Trade and Transfer Guidelines indicate that local jurisdictions deciding to trade Draft RHNA Allocation units must be geographically contiguous. Ms. Africa stated that it would be useful to bring this item back to the RHNA Subcommittee and subsequently to the CEHD. Timeliness is important as some jurisdictions may be considering utilizing the trade and transfer process instead of pursuing an appeal. It is beneficial to the process and stakeholders to seek an amendment so it can be timely brought to the Regional Council meeting on May 3, 2012. This amendment would provide a resolution prior to the appeals deadline of May 29, 2012. The RHNA Appeals Board directed staff to schedule a meeting for April 24, 2012 to consider this matter.

ANNOUNCEMENTS

None

ADDITIONAL PUBLIC COMMENT

None

ADJOURNMENT

The Regional Housing Needs Assessment Subcommittee Appeals Board meeting adjourned at 4:22 p.m. The next meeting of the RHNA Subcommittee will be April 24, 2012.

Huasha Liu

Director, Land Use and Environmental Planning

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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE MINUTES OF MEETING NO. 12 April 24, 2012

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN THE OFFICE OF REGIONAL COUNCIL SUPPORT.

The Regional Housing Needs Assessment Subcommittee of the Southern California Association of Governments (SCAG) held its meeting at the SCAG office in Los Angeles. The meeting was called to order by the Hon. Bill Jahn. There was a quorum.

Present

Representing Los Angeles County

Hon. Margaret Finlay, Duarte, District 35 (Primary) – present

Representing Orange County

Hon. Sukhee Kang, Irvine, District 14 (Primary) – via videoconference Hon. Ron Garcia, Brea, OCCOG (Alternate) – via teleconference

Representing Riverside County

Hon. Darcy Kuenzi, Menifee, WRCOG (Primary) - via videoconference

Representing San Bernardino County

Hon. Bill Jahn, Big Bear Lake, District 11 (Alternate): **Chair** – via videoconference Hon. Ginger Coleman, Apple Valley, District 65 (Primary) – via videoconference

Representing Ventura County

Hon. Carl Morehouse, Ventura, District 47 (Alternate) – via videoconference

Representing Imperial County

Hon. Cheryl Viegas-Walker, El Centro, District 1 (Primary) – via videoconference

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Hon. Bill Jahn, Chair, called the meeting to order at 9:05 a.m.

PUBLIC COMMENT

None

ACTION ITEMS

1. <u>Proposed Amendment to SCAG's Guidelines Related to the RHNA Trade & Transfer Process</u>

Joann Africa, SCAG Chief Counsel, provided a summary of the proposed amendment. She stated that in February 2012 the RHNA Subcommittee, the Community, Economic & Human Development Committee, and the Regional Council reviewed and approved the RHNA Procedures for Revision Requests, Appeals and Trade & Transfer. At that time, staff noted that an amendment may be forthcoming as questions were received regarding the Trade & Transfer Guidelines and the particular guidance related to the jurisdictions that are geographically contiguous.

An amendment to the trade and transfer process is being proposed in order to provide greater latitude to jurisdictions. According to law, as long as the trading jurisdictions agree to a redistribution of their Draft Allocations and it equals the original Allocation total by income categories, the Council of Governments will accept the trade and transfer.

A need to address this issue has arisen as some jurisdictions may be considering a trade and transfer rather than pursuing an appeal. The modification is consistent with the primary recommendation but adds flexibility for trades between jurisdictions not within the same county.

Hon. Margaret Finlay asked what advantage a jurisdiction receives by accepting a greater number of units. Huasha Liu, SCAG Staff, stated that a jurisdiction may seek a greater number of units as an opportunity to pursue greater economic growth as part of local development or redevelopment efforts.

A motion was made (Finlay) to approve staff recommendation and submit the proposed revisions to the Community, Economic & Human Development Committee. The motion was seconded (Morehouse) and approved by the Subcommittee by a 6 to 0 vote.

CHAIR'S REPORT

None

STAFF REPORT

None

ADJOURNMENT

Hon. Margaret Finlay adjourned the meeting at 9:14 a.m. The next meeting of the RHNA Subcommittee is scheduled for June 18, 2012.

Huasha Liu

Director, Land Use and Environmental Planning

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RHNA Subcommittee Topic Outlook

Meeting	Proposed Date	Subject	Action
1	February 23, 2011	Overview of RHNA Process; review RHNA Task Force recommendations; RHNA work plan and schedule; subregional delegation guidelines; evaluate issues between the DOF and Census projections; notification to HCD and Caltrans of RTP/SCS adoption date; discussion on Integrated Growth Forecast foundation	Approve charter; approve RHNA work plan and schedule; recommend to CEHD to notify HCD and Caltrans of RTP/SCS adoption date
2	March 22, 2011	Subcommittee Charter; subregional delegation	Approve the RHNA Subcommittee Charter
3	April 19, 2011	Changes to housing element requirements; AB 2158 factor discussion; Draft RHNA Methodology framework, Subregional delegation agreement	
4	May 27, 2011	Regional determination update; Social equity adjustment discussion; Subregional delegation agreement,	Provide direction on subregional delegation
5	June 24, 2011	Update on RHNA consultation with HCD; social equity adjustment; replacement needs survey; AB 2158 factor survey	Recommend a social equity adjustment to CEHD
6	August 12, 2011	Replacement need survey results; AB 2158 factor survey results; continued discussion on Methodology: overcrowding; at-risk affordable units; high housing cost burdens; farmworker housing	
7	August 26, 2011	Continued discussion on proposed RHNA Methodology	Recommend proposed Methodology to CEHD
8	September 16, 2011	RHNA annexation policy	
9	October 11, 2011	Proposed RHNA Methodology excess vacancy credit application	
11	November 4, 2011	RHNA Annexation Policy	Recommend approval of annexation policy
12	December 9, 2011	Discuss Draft RHNA Allocation Plan; RHNA revisions and appeals process guidelines; proposed guidelines on RHNA transfers relating to annexation and incorporation	Recommend Draft RHNA Allocation Plan; recommend RHNA revisions and appeals process guidelines; recommend proposed guidelines on RHNA transfers relating to annexation and incorporation
13	April 19, 2012	Review submitted revision requests	Determine revision requests
14	July 12, 2012	Hearing on appeals	Determine appeals
15	July 13, 2012	Hearing on appeals	Determine appeals
16 17	July 2012 (TBD) August 24, 2012	Review and ratify the decisions on appeals Final meeting	Issue written decisions regarding appeals Recommend to CEHD proposed Final RHNA Allocation Plan

CEHD and Regional Council

Proposed Date	Meeting	Action
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March 3, 2011	CEHD	Approve Subcommittee charter; approve RHNA schedule and work plan
April 7, 2011	CEHD	Approve Subcommittee charter
April 7, 2011	Regional Council	Approve RHNA schedule
June 2, 2011	CEHD and Regional Council	Approve subregional delegation agreement
June 2, 2011	Regional Council	Approve Subcommittee charter
September 1, 2011	CEHD	Recommend release of proposed RHNA Methodology
September 1, 2011	Regional Council	Release proposed RHNA Methodology
November 3, 2011	CEHD	Recommend Final RHNA Methodology
November 3, 2011	Regional Council	Approve Final RHNA Methodology
January 5, 2012	CEHD	Recommend Regional Council distribution of Draft RHNA Allocation Plan; recommend approval of revisions and appeals guidelines; recommend proposed guidelines on RHNA transfers relating to annexation and incorporation
February 2 2012	Regional Council	Approve distribution of Draft RHNA Allocation Plan; approve RHNA revisions and appeals guidelines; approve guidelines on RHNA transfers relating to annexation and incorporation
September 6, 2012	CEHD	Approve proposed Final RHNA Allocation
October 4, 2012	Regional Council	Public hearing to adopt Final RHNA Allocation

Revised Schedule of July 12 and July 13, 2012 Public Hearing on RHNA Appeals (Amended)

Thursday, July 12, 2012 SCAG Main Office 818 W 7 th Street, 12 th Floor Board Room Los Angeles, CA 90017	Friday, July 13, 2012 SCAG Main Office 818 W 7 th Street, 12 th Floor Board Room Los Angeles, CA 90017
9:00 a.m. – 12:15 p.m. 1. City of Calabasas 2. City of Long Beach 3. City of Norwalk	9:00 a.m. – 12:15 p.m. 1. County of Ventura 2. City of Oxnard 3. City of Ojai
12:45 p.m. – 5:00 p.m. 4. City of San Dimas 5. City of Sierra Madre 6. City of Pico Rivera 7. City of Dana Point	12:45 p.m. – 3:00 p.m. 4. City of Fillmore 5. City of Norco

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Huasha Liu, Director, Land Use and Environmental Planning, 213-236-1838,

liu@scag.ca.gov

Joann Africa, Chief Counsel, 213-236-1928, africa@scag.ca.gov

SUBJECT: Public Hearings to Consider Appeals Submitted by Jurisdictions Related to the Draft RHNA

Allocation

EXECUTIVE DIRECTOR'S APPROVAL:

foras Wehall

RECOMMENDED ACTION:

Hold the required public hearings to review the appeals submitted by twelve (12) jurisdictions regarding their respective Draft RHNA Allocations; review corresponding staff recommendations as reflected in the staff reports; and make a determination to grant, partially grant, or deny each appeal.

EXECUTIVE SUMMARY:

As part of the process to develop the RHNA Allocation Plan, jurisdictions may submit an appeal to their respective Draft RHNA Allocation, which was approved for distribution by the Regional Council on February 2, 2012. The appeals of the twelve (12) jurisdictions will be considered by the RHNA Appeals Board as part of the public hearings to take place on July 12 and 13, 2012. Each of the jurisdictions was properly notified of these public hearings. SCAG staff has reviewed each appeal and its supporting documentation, and is providing recommendations to the RHNA Appeals Board for action.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

BACKGROUND:

SCAG's Regional Council has delegated to the RHNA Subcommittee the responsibility of reviewing and making the final decisions regarding RHNA-related revision requests and appeals. This is set forth in the RHNA Subcommittee Charter approved by the Regional Council on June 2, 2011. Specifically, the Charter provides that the RHNA Subcommittee will be responsible to "review and make the final decisions regarding revisions requests and appeals submitted by a local jurisdiction related to the jurisdiction's Draft RHNA Allocation. In this capacity, the RHNA Subcommittee shall be known as the "RHNA Appeals Board." These decisions of the RHNA Appeals Board are final, and shall not be reviewed by the CEHD Committee or by the Regional Council.

The Draft 5th RHNA Allocation Plan was approved for distribution by the SCAG Regional Council on February 2, 2012. The Draft Allocation Plan is a result of the two-year Integrated Growth Forecast process



and the application of the RHNA Allocation Methodology, adopted by the Regional Council on November 3, 2011.

Between 2009 and 2011, SCAG staff surveyed each of the region's jurisdictions on their population, household, and employment projections as part of a collaborative process to develop the Integrated Growth Forecast. Jurisdictions were asked to provide input on this data as the basis to develop the 2012-2035 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and RHNA projections. During this time, SCAG staff engaged in extensive communication and data sharing with each jurisdiction in the SCAG region, including in-person meetings, to ensure the highest participation in gathering local input.

Since January 2011, the RHNA Subcommittee held regular monthly meetings to discuss the RHNA process and policies, and to provide recommended actions to the CEHD. All jurisdictions and interested parties were notified of upcoming meetings to encourage active participation in the process. Recommendations from the RHNA Subcommittee requiring further action were reviewed by the CEHD and the Regional Council, as needed.

In January 2011, SCAG distributed an informal planning factor ("AB 2158") survey to all jurisdictions intended to request for additional information and input from jurisdictions to develop the SCS. The survey requested input regarding opportunities and constraints for development in their respective cities/counties, such as lack of water infrastructure, protected open space, and market demand for housing. Responses were due in March 2011.

As a required component of the RHNA process, a formal AB 2158 planning factor survey was distributed in June 2011 to all jurisdictions, which included the same factors described in the prior informal survey. During this time, SCAG held five informal "Open House" sessions to answer questions about the survey and the RHNA process. SCAG used responses from both surveys in its development of the RHNA Allocation Methodology.

As discussed, the RHNA Allocation Methodology was developed according to the procedures outlined in state housing law and through extensive outreach with jurisdictions. The RHNA Subcommittee, over the course of two meetings on August 12 and 26, 2011, recommended the release of the proposed RHNA Allocation Methodology to the Community, Economic and Human Development (CEHD) Committee. The CEHD Committee reviewed, discussed and further recommended the proposed methodology to the Regional Council, which approved the proposed methodology for distribution on September 1, 2011. During the course of a 60-day public comment period, SCAG met with interested jurisdictions and stakeholders to present the process, answer questions, and collect input. SCAG also held public hearings on October 11 and 19, 2011 to receive verbal and written comments on the proposed methodology. The Regional Council adopted the RHNA Methodology on November 3, 2011.

On April 4, 2012, the Regional Council unanimously approved SCAG's 2012-2035 RTP/SCS, including its jurisdictional-level Integrated Growth Forecast.

On April 19, 2012, the RHNA Appeals Board held a meeting to review the submitted revision requests to the Draft RHNA Allocation. Fourteen jurisdictions submitted revision requests to their respective Draft RHNA Allocation. Per State housing law, jurisdictions must base their request



on at least one of the AB 2158 planning factors. A total of 7,378 units were requested for reduction. Twelve of the revision requests were denied by the Appeals Board and two, La Puente and the County of Ventura, were granted partial reductions of 149 and 295, respectively. The 444 successfully reduced units were deducted from the Draft RHNA Plan.

Jurisdictions that were not satisfied with their revision request result had option to file an appeal on their Draft RHNA Allocation based on the AB 2158 planning factors. In addition, appeals could be filed based upon SCAG's failure to determine the jurisdiction's share of the regional housing need in accordance with the adopted RHNA Allocation Methodology, or a significant and unforeseen change in circumstance. For jurisdictions that did not file a revision request, a filed appeal can only be based on the application of the adopted RHNA Allocation Methodology or change of circumstance. The deadline to receive appeals was on May 29, 2012. The RHNA Appeals Board will be reviewing twelve submitted appeals, which represent a total of 4,247 contested housing units.

As previously noted, the responsibility of the RHNA Appeals Board is to review each of the appeals and make a determination to grant, partially grant, or deny the appeal from the jurisdiction. SCAG staff has reviewed the appeals and supporting documentation, and has made the recommendation to deny each of the appeals received based on various factors.

At the Public Hearings, each appeal will be allotted approximately one hour. The appealing party (i.e., the local jurisdiction) will have 20 minutes to present its position before the RHNA Appeals Board. The presentation may include supporting visuals, but must be completed within the allotted time. Once the jurisdiction completes its presentation, the RHNA Appeals Board will discuss the appeal, its consistency with the law, and its documentation. The RHNA Appeals may also request a brief report from SCAG staff. Members of the RHNA Appeals Board may ask questions of the jurisdiction or SCAG staff. Subsequently, the RHNA Appeals Board will make a final determination to approve, partially approve, or deny the appeal.

Unlike the revision request process, successfully appealed units will be proportionally redistributed to all jurisdictions in the SCAG region. In accordance with state housing law, SCAG must maintain the regional total resulting from the revision request process of 412,277 housing units.

In August 2012, upon completion of the Trade and Transfer process, if applicable, the RHNA Subcommittee will review the proposed final RHNA Allocation Plan and make its recommendation to CEHD, which will in turn review and make further recommendations to the Regional Council. While the RHNA Appeals Board makes the final decision on the revision requests and appeals, the RHNA Subcommittee will make a recommendation to CEHD on the proposed Final RHNA Allocation Plan, including Trade and Transfers, if applicable. It is scheduled for the Regional Council to adopt the Final RHNA Allocation Plan on October 4, 2012. According to the Housing Law, housing elements must be adopted by jurisdictions by October 2013.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENT:

1. Staff Reports to Submitted Appeals and Corresponding Appeals Submitted by Jurisdictions



4.1 Appeal from the City of Calabasas

Agenda Item 4.1

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Calabasas

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Calabasas requests a RHNA reduction based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology, several local planning factors, and changed circumstances. The local planning factors cited for appeal include existing or projected jobs-housing balance, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and market demand for housing. Because of these factors, the City of Calabasas requests a reduction of 146 units from its Draft Allocation of 330 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Calabasas's appeal to reduce its Draft RHNA Allocation by 146 units. Local growth input from the City gathered through the Integrated Growth Forecast process was incorporated by SCAG as part of the RHNA process according to the adopted RHNA Methodology and was the basis for determining its RHNA share of future need in a manner that is consistent with state housing law requirements and prohibitions. Moreover, per Government Code Section 65584.04(2)(B), the City cannot restrict its capacity to accommodate future housing need to developable land, and must also consider alternative zoning and policies.



BACKGROUND:

The following is a chronology of the events related to Calabasas' Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Ms. Maureen Tamuri, Community Development Director, City of Calabasas, indicating the Draft household forecast as follows:

2008	Households	8,333
2020	Households	9,225 (892 increment from 2008)
2035	Households	10,192 (1,859 increment from 2008)

- 2. On October 28, 2009, an email was sent from Ms. Talyn Mirzakhanian, Planner, City of Calabasas, to SCAG indicating the City's recommended revision to the Draft household projection with reductions of 371 and 1,138 households in 2020 and 2035, respectively.
- 3. On June 30, 2010, a letter was sent from SCAG to Mr. Anthony Coroalles, City Manager, Calabasas, indicating that the city input was received from Calabasas and was incorporated into the Draft household forecast as follows:

2008	Households	8,333
2020	Households	8,854 (521 increment from 2008, a reduction of 371)
2035	Households	9,054 (721 increment from 2008, a reduction of 1,138)

4. On May 13, 2011, an email was sent from SCAG to Ms. Maureen Tamuri, Community Development Director, City of Calabasas, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial census and the California Employment Development Department. The associated table that was sent indicates that the City of Calabasas' Draft household forecast was adjusted as follows:

2008	Households	8,526
2020	Households	9,060 (534 increment from 2008, an increase of 13)
2035	Households	9,260 (734 increment from 2008, an increase of 13)

In addition, SCAG also provided the City this additional household information in detail:

2010	Census (as of 4/1/2010)	8,543
2011	DOF (as of 1/1/2011)	8,547
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	9,077

- 5. On May 23, 2011, Mr. Tom Bartlett, City Planner, City of Calabasas, sent a letter to SCAG indicating that the City should receive credit for 79 units constructed between 2008 and 2010. This 79 reduction of units is in addition to the initial reduction requested on October 28, 2009.
- 6. On July 7, 2011, City of Calabasas submitted the AB 2158 Survey and the Demolition Survey to SCAG.



- 7. On July 11, 2011, Ma'Ayn Johnson, SCAG Staff, and Mr. Tom Bartlett, City Planner, City of Calabasas, met at the RHNA Open House.
- 8. On August 22, 2011, Ms. Talyn Mirzakhanian, Planner, City of Calabasas, sent an email to SCAG summarizing the meeting that occurred on July 11 and voiced the City's concern that the forecasted growth is still too high for the 5th RHNA cycle.
- On October 3, 2011, Frank Wen asked Simon Choi to follow-up with the City. This was based on an
 email to Ma'Ayn Johnson indicating the City wanted TAZ level data for two areas outside the city
 limits that will be annexed.
- 10. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Calabasas is 330.
- 11. On February 2, 2012, SCAG staff completed the revised projection, which reflected the additional 79-unit reduction between 2008 and 2010 as requested by the City. Subsequently, SCAG staff also made the same 79-unit reduction for both 2020 and 2035. Below are the details:

2008	Households	8,526
2020	Households	8,981 (455 increment from 2008, a further reduction of 79)
2035	Households	9,181 (655 increment from 2008, a further reduction of 79)

In summary, through the local input process and based on the multiple requests from the City of Calabasas, the City's 2020 and 2035 household forecasts were reduced by a total of 437 and 1,204, respectively.

- 12. On February 6, 2012, SCAG sent a letter to Mr. Anthony Coroalles, City Manager, City of Calabasas, indicating the Draft RHNA Allocation for the City of Calabasas.
- 13. On March 13, 2012, SCAG received a RHNA revision request from Mr. Anthony Coroalles, City Manager, City of Calabasas, based on existing or projected jobs-housing balance, distribution of household growth assumed for purposes of comparable Regional Transportation plans, and market demand for housing. The City requested a reduction of 76 units from its Draft RHNA Allocation.
- 14. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Calabasas. After the City of Calabasas presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of 76 units.



15. On May 25, 2012, SCAG received a RHNA appeal from Mr. Anthony Coroalles, City Manager, City of Calabasas, based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology, several local planning factors, and changed circumstances. The City requested a reduction of 76 units from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	8,547
2020 Households	Correspondence #5	8,981
2021 Households	Interpolation	8,998
2011 to 2021 Projected	2021 Households – 2011	451
Household Growth (10.75	Households	
years)	-or-	
	= 8,998-8,547	
2014 to 2021 Projected	(10.75 year growth/10.75	325
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(451/10.75) \times 7.75$	

ANALYSIS:

The City of Calabasas submits an appeal and requests a RHNA reduction of 146 units based on the following: their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology; several local planning factors; and a significant and unforeseen change in circumstances. Planning factors cited include existing or projected jobs-housing balance, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and market demand for housing.

RHNA Methodology [Govt. Code Section 65584.05(d)(1)]

Issue: The City has indicated in its appeal application that it bases its appeal on how SCAG has applied adopted RHNA Allocation Methodology to determine the City's Draft RHNA Allocation, per Government Code Section 65584.05(d)(2). The City contends that the absence of a process by SCAG to validate local input "has opened the door for disparities, and has yielded unfair Allocations." According to the appeal, this flaw in the Methodology has significantly disadvantaged the City with comparatively high numbers because other jurisdictions reported low projected household growth.

SCAG Staff Response: Adopted by the SCAG Regional Council on November 3, 2012, the RHNA Allocation Methodology indicates that the foundation of RHNA planning is the projected household growth through the Integrated Growth Forecast process. The Integrated Growth Forecast process was derived through a two-year process from May 2009 to August 2011 that was based on local input and surveys. As indicated in the background section of this report, SCAG staff fully considered the input provided by the City of Calabasas during the development of the Integrated Growth Forecast and incorporated this input into the development of the Draft RHNA Allocation for the City. There is no indication provided that the City's share of assigned housing need is inconsistent with the adopted RHNA



Allocation Methodology or that SCAG failed to determine the City's Draft Allocation in accordance with the adopted Methodology. Thus SCAG staff does not recommend a reduction based on this basis of appeal.

Local Planning Factors

(1) Existing and projected jobs and housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: As part of its appeals packet, the City of Calabasas attributes the SCAG calculation of its projected household growth to significant planned employment growth. The City states that in the local planning factors survey it submitted during the development of the RHNA Allocation Methodology, City staff erroneously provided SCAG with future employment projections directly from the City's 2030 General Plan "without having revised data to account for the effects of the current recession." According to the City, the City has experienced a large number of job losses and high office vacancy rates.

SCAG Staff Response: Per SCAG's adopted Allocation Methodology for this 5th cycle RHNA, the household growth projections for the City of Calabasas were calculated using local input for the Integrated Growth Forecasting process. The City responded to the local planning factors survey in 2011, however upon SCAG's review, it did not warrant an adjustment to the submitted data from the Integrated Growth Forecasting local input process. Employment data collected from the City, both from the local input process and the planning factors survey, was not directly used by SCAG to calculate household growth projections. The general presumption is that when providing local input on household growth, planning factors such as job-housing balance are included as part of the local input provided by the City. Moreover, the adopted regional Allocation Methodology took into account each member jurisdiction's existing and projected job-housing relationship. These relationships were appropriately maintained throughout the forecasting/planning horizons as part of the Integrated Growth Forecast development. For these reasons, SCAG staff does not recommend a housing need reduction based upon the jobs-housing balance planning factor.

(2) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> Plans [Govt. Code Section 65584.04(d)(3)]

Issue: The City of Calabasas contends that its growth trend assumptions are erroneously skewed and states that SCAG projects an accelerated growth rate during the RHNA planning period and a slower growth rate beyond the 2014-2021 planning period. According to the City, its 2030 General Plan projects the opposite trend. Because there are few developable sites and existing developments are relatively new, the City requests to reduce the assumed rates of growth to be consistent with the City's General Plan.

SCAG Staff Response: As mentioned in the above response, per SCAG's adopted RHNA Allocation Methodology, the household growth projections were calculated using local input received from the City of Calabasas during the Integrated Growth Forecast process. Local input was provided for target dates of 2020 and 2035. SCAG also reviewed additional input, as provided by the City in May 2011, to develop the City's Draft RHNA Allocation.

Furthermore, pursuant to state housing law, SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. Government Code Section 65584.04(d)(2)(B) requires that SCAG consider the potential for increased residential development under alternative zoning and other land use policies. Housing law requires that jurisdictions consider other opportunities for development. This



includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's allocated growth. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(3) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City of Calabasas indicates that its Draft RHNA Allocation should be reduced based on the lack of market demand for housing in the City due to local economic impacts. The City's appeal states that data provided to SCAG on the Integrated Growth Forecast was prepared in 2006 before the onset of the recession, and that the impacts of the recession have hit the City harder than in other jurisdictions.

SCAG Staff Response: As noted previously in this staff report, per SCAG's adopted RHNA Allocation Methodology, the household growth projections were calculated using recent local input received in May 2011 for the Integrated Growth Forecast process. The general reasonable presumption is that when providing local input on household growth, planning factors such as the market demand for housing are included in the provided local input, particularly in recently provided data.

Unused land use capacity from prior RHNA cycles may be re-used to address 5th cycle RHNA site inventory requirements as long as a jurisdiction such as the City of Calabasas has an HCD approved housing element. Only jurisdictions with uncertified housing elements are required to carry over and combine the deficit in their last RHNA cycle (4th cycle) site inventory with their 5th cycle RHNA Allocation's site inventory responsibility. Gaps between the RHNA Allocation, i.e., the number of housing units to be zoned, and the number of housing units actually built are never carried over whether a jurisdiction has a certified or uncertified housing element. In short, the RHNA Allocation is not a building quota. Consistent with the RHNA Methodology, an HCD vacancy credit was also applied before finalizing the City's Draft RHNA Allocation. Thus SCAG staff does not recommend a housing need reduction based upon this planning factor.

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: The City of Calabasas indicated in its appeal application that its Draft RHNA Allocation should be reduced based on changed circumstances. No statement or information is provided in the application.

SCAG Staff Response: No statement or information was provided in the City's appeal application to indicate that the City has experienced a significant and unforeseen change in circumstances since the Draft RHNA Allocation was approved for distribution on February 2, 2012. For this reason, SCAG staff does not recommend a reduction based upon this basis of appeal.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Calabasas
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

15	May 21, 2012		City of Calaba	RE(CEIVED	
Date:			tion:	 	Y 25 2012	
County: _	Los Angeles	Subregi	on: Las Virgenes l	BY:		
Contact:	Thomas Bartlett, AICP	Phone/	Email: <u>(818) 224-1</u>	703/ tbartle	ett@cityofcalabasas	.com
APPEAL A	UTHORIZED BY:	PLEASE	CHECK BELOW:			
Name: A	nthony Coroalles	Mayor Chair o County of Supe	Board	ve Officer v		
BASES FOR	APPEAL*					
☑ AB 2:	A Methodology 1.58 Factors (See Government Code Section 6) Existing or projected jobs-housing balan Sewer or water infrastructure constraint Availability of land suitable for urban de Lands protected from urban developme County policies to preserve prime agricu Distribution of household growth assum Plans Market demand for housing County-city agreements to direct growth Loss of units contained in assisted housi High housing cost burdens Housing needs of farmworkers Housing needs generated by the presented Circumstances	ts for addition evelopment or ent under exisual altural land ned for purpose th toward inco ng development ce of a univer	for conversion to reting federal or state ses of comparable R rporated areas of Coents	programs egional Trar ounty	nsportation	
Reduce our	tion of Appeal Request and Desired Ou RHNA allocation by a minimum of 146 to I explanation of the bases for our revision	units. Please	e see our attached	letter from	the City Manager	
List of Suppo	rting Documentation, by Title and Num	nber of Page	es:			
1. Letter from	n the City Manager, 3 pages					
2. Revision F	Request Packet from March 12, 2012, 32	2 pages				
3.						
jurisdictions th	ent Code Section 65584.05(d), appeals to the track that have previously filed a revision request a for appeals based on RHNA methodology an	and do not ac	cept the revision red			
FOR STAFF US			•			
Date	Hearing Date:		Planne	er:		



May 21, 2012

Southern California Association of Governments Attention: Mr. Hasan Ikhrata, Director 818 West Seventh Street, 12th Floor Los Angeles, CA 90017-3435

Subject:

City of Calabasas Appeal 5th Cycle RHNA Allocation

Dear Mr. Ikharta,

Respectfully, the City of Calabasas appeals our draft RHNA allocation of 330 total units. We are requesting SCAG to revisit three areas pertinent to our position:

- 1) Invalidated local agency data shows that Calabasas has received a disproportionate RHNA allocation, and an adjustment is merited on the basis of fairness;
- 2) SCAG's growth trend assumption should be aligned with the Calabasas 2030 General Plan to avoid an allocation which assumes an unachievable pace of growth for the 5th cycle;
- 3) Our disproportionately high local economic impacts are requested to be factored into the City's jobs growth projection.

Consideration of the above will support our request for a reduction in the draft RHNA for Calabasas from 330 to 184 units. Please consider the following in support of our position:

1). <u>Disproportionate RHNA Allocation</u>. Integral to determining each jurisdiction's projected household growth is the information provided to SCAG by each jurisdiction. Unfortunately, the absence of a SCAG process to validate local input process has opened the door for disparities, and has yielded unfair allocations. This flaw in the 5th cycle RHNA process and methodology has significantly disadvantaged the City of Calabasas.

Please consider the following table which shows that the draft RHNA per capita for Calabasas is 250% to 7000% higher than the draft RHNA per capita for neighboring cities.

CITY	DRAFT	POPULATION	RHNA/CAPITA
Calabasas	330	23,058	1.43
Malibu	2	12,645	0.02
Agoura Hills	115	20,330	0.57
Westlake Village	45	8,270	0.54
Thousand Oaks	192	126,683	0.15

100 Civic Center Way Calabasas, CA 91302 (818) 224-1600 Fax (818) 225-7324 This comparison table was presented to the RHNA Subcommittee during the revision request public hearing on April 19, 2012, after which *subcommittee members admitted on the record that there is a flaw in the process and corrections must be made in the future.* Unfortunately, direction from the Subcommittee for improvements in the next RHNA cycle does not fix the difficulty befalling the City in the 5th RHNA cycle.

The only logical explanation of why the Calabasas draft allocation is exorbitantly higher than allocations for neighboring cities is that the other jurisdictions reported unrealistically low projected growth numbers. Granted, there are several factors (including size, current population, amount of developable land, employment growth, etc.) that set one City apart from another, but the *disparity in RHNA allocations in our jurisdictional area cannot be explained by such factors alone*.

While similar examples can be cited with equal specificity, we have selected to focus on our neighboring City of Thousand Oaks to illustrate our argument as follows:

	THOUSAND OAKS	CALABASAS
5 th Cycle RHNA Unit Allocation (draft)	192	330
4 th Cycle RHNA Unit Allocation	1,847	521
Population	126,683	23,058
RHNA/Capita	.15	1.43
Size (in square-miles)	55.4	13.3
RHNA/square-mile	3.46	25.6
Protected Open Space	42%	40%

The comparison above clearly shows how disparate the two cities' RHNA allocations are. Accounting alone for Thousand Oak's projected employment growth driven by large companies such as Amgen, Anthem Blue Cross, Los Robles Medical Center, California Lutheran University, and Silver Star Automotive Group, it is unfathomable why Thousand Oaks was allocated so many fewer units than Calabasas, a City absent the large institutions and vast commercially zoned areas of our neighboring jurisdiction.

Had the SCAG process required household growth forecasts <u>consistent with their General Plans</u> (as we have provided), we believe that the disproportionate RHNA allocations levied on Calabasas would not have occurred; we request SCAG to adjust the RHNA allocation for Calabasas to one consistent and within range of our neighboring communities.

2). <u>Growth trend assumptions are erroneously skewed</u>. The City of Calabasas requests SCAG to recalculate its growth rate assumptions applied to our projected growth for the 5th cycle, and align them with the City's 2030 General Plan.

In short, SCAG projects an accelerated growth rate in the first part of a 27-year planning timeframe, and a slower rate of growth later in the planning period. However, the Calabasas 2030 General Plan projects

the opposite – a slower rate of growth during the earlier part of the 27-year time frame. The City's General Plan growth rate is supported by the following facts:

- 1) Remaining developable land sites are scarce, with few remaining sites;
- 2) Existing developments are relatively new and in good condition; as a result, redevelopment of mixed-use zoned sites were assumed in the later part of the general plan timeframe when the structures had matured to a point of functional obsolescence.

We are requesting SCAG to reduce the assumed rates of growth for the 5th cycle of RHNA (2014 – 2021) to that envisioned by the City of Calabasas' 2030 General Plan.

3). Adjustments requested for disproportionately large local economic impacts. In response to SCAG's 2011 Local Planning Factors Survey, City of Calabasas planning staff provided future employment projections directly from our 2030 General Plan. Because this data was based on an economic forecast prepared in 2006 before the onset of the recession, we submitted supplemental data as part of our Revision Request (see data in attached Revision Request packet) in support of our request that an additional adjustment be considered for Calabasas in light of local impacts far more severe than in other jurisdictions. This request is in addition to SCAG's blanket adjustment to all jurisdictions that accounted for the impacts of the economic recession. Our request is based on disproportionately increased retail, industrial and especially high commercial vacancy rates specific to the Calabasas area, which drastically modify the General Plan's 2006 employment baseline used for projections.

Our revised projections also account for the reality that that new job growth cannot even begin until *after* these lost jobs are replaced. SCAG's RHNA allocation to the City has erroneously *counted job* replacement as housing demand, and on that basis alone we believe that a commensurate adjustment for this oversight is mandated.

Summary

For the reasons stated herein, and as supported by the supplemental materials provided, we respectfully ask SCAG to reduce our Draft RHNA allocation by 146 units. This adjustment would place us in range with growth projections of local cities, be commensurate with the pace projected in our 2030 General Plan, and account for our unique local economic recession impacts.

The City of Calabasas takes its housing responsibilities seriously, and our request should not in any way be construed as an attempt to avoid this burden. Please note that our HCD-certified Housing Element provided adequate site opportunities for 521 RHNA units (4th RHNA cycle), and that 157 of these units (30%), of which 75 are deed-restricted as affordable, have been constructed during this cycle.

We commend SCAG staff for their tremendous efforts in the 5th Cycle RHNA process. To have received only fourteen revision requests out of 197 local jurisdictions is a clear indication of success. We trust that our appeal will likewise merit fair review and consideration, and thank you in advance.

Sincerely,

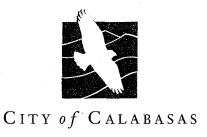
Anthony Coroalles

City Manager



Fifth Regional Housing Needs Assessment (RHNA) Cycle Kevision Kequest All revision requests must be received by SCAG March 15, 2012, 5 p.m. Late submissions will not be accepted.

March 12, 2012 Date:	Jurisdiction:
County: Los Angeles	Subregion: Las Virgenes Malibu COG
Contact: Thomas Bartlett, AICP	Phone/Email: (818) 224-1712 tbartlett@cityofcalabasas.com
REVISION REQUEST AUTHORIZED BY:	tbartlett@cityofcalabasas.com PLEASE CHECK BELOW:
Name: Anthony Coroalles	Mayor Chief Administrative Officer ✓ City Manager Chair of Other: County Board
BASES FOR REVISION REQUEST	of Supervisors
☐ AB 2158 Factors (See Government Cod	le Section 65584.04(d))
 Existing or projected jobs-hou 	ising balance
— · · · · · · · · · · · · · · · · · · ·	constraints for additional development
	r urban development or for conversion to residential use
·	levelopment under existing federal or state programs
☐ County policies to preserve pr	· · · · · · · · · · · · · · · · · · ·
	wth assumed for purposes of comparable Regional Transportation
Plans	with assumed for purposes of comparable neglonal transportation
Market demand for housing	with sc
☐ County-city agreements to dire	ect growth toward incorporated areas of County
Loss of units contained in assist	sted housing developments
☐ High housing cost burdens	
☐ Housing needs of farmworkers	S
Housing needs generated by the second of	he presence of a university campus within a jurisdiction
Brief Description of Revision Request and E	Desired Outcome:
for the time period of 2011-2021. This woul RHNA period to 250 instead of 382. The ap and accurate projected household growth n	ating an allocation number using a projected household growth of 347 ld bring the City's projected household growth for the 2014-2021 oproved methodology would then be applied to that more appropriate number, which should yield a significantly lower allocation for the City Manager for a detailed explanation of the bases for our revision
ist of Supporting Documentation, by Title	and Number of Pages:
Letter from City Manager, 3 Pages	
SCAG's Preiminary Projected Household	Allocation Table, 1 Page
2010 Census Summary File Showing Cal	abasas Average Household Size, 1 Page
	Report; Valley Exconomic Alliance & CSUN, 2 Pages
Retail Research Market Updat	
NAI Capital 2010 Market Repo	• •
OR STAFF USE ONLY:	
	ate: Planner:



March 12, 2012

Southern California Association of Governments Attention: Mr. Hasan Ikhrata, <u>Director</u> 818 West Seventh Street, 12th Floor Los Angeles, CA 90017-3435

Dear Hasan:

The City of Calabasas hereby requests a revision of our Draft RHNA allocation, which is 330 total units for the 5th RHNA cycle. This request is based on three basic points, each of which is explained in detail below: 1) SCAG inaccurately calculated the household growth projection for Calabasas; 2) the growth trend assumptions underlying the projected household allocation are erroneously skewed by favoring a faster rate of growth in the near term followed later by slower growth; and 3) the allocation fails to account for the serious impacts of the economic recession.

- 1. Future household forecast was incorrectly calculated. SCAG's Preliminary Projected Household Allocation Table shows a projected population growth of 938 persons for Calabasas between 2011 and 2021, and a projected household growth of 530 new/additional households for the same period. The average household size in Calabasas is 2.7 (2010 Census); thus, the correct household growth number corresponding to a population growth of 938 people is 347 (938/2.7 = 347), not 530 as indicated in the above-referenced table. This correction alone will significantly improve the allocation for Calabasas, and better reflect what the City has anticipated in adopted long-range plans.
- 2. <u>Growth trend assumptions are erroneously skewed</u>. Notwithstanding the requested correction of a simple mathematical error covered in #1 above, the forecasting trend portrayed in the Preliminary Projected Household Allocation Table is also flawed because it does not correspond with the projected trend in our 2030 General Plan. SCAG projects an accelerated growth rate in the first part of a 27-year planning timeframe, and a slower rate of growth later in the planning period. However, the Calabasas 2030 General Plan projects the opposite a slower rate of growth during the earlier part of the 27-year time frame, as developable land is scarce and most existing developments are relatively new and in good condition, followed by accelerated growth in the latter part of the time frame resulting from redevelopment of mixed-use zoned sites after the properties have matured to a point of functional obsolescence. Thus, we believe the applied (assumed) rates of growth for the 5th cycle of RHNA (2014 2021) should be reduced.
- 3. Economic impacts of the Great Recession. If for any reason SCAG might have purposefully increased projected household growth numbers beyond those which would be calculated directly from projected population growth, we can only presume that such an approach would have been related to significant planned employment growth. In the Local Planning Factors Survey conducted by SCAG early in 2011, City of Calabasas planning staff

100 Civic Center Way Calabasas, CA 91302 (818) 224-1600 Fax (818) 225-7324

37

erroneously provided SCAG with future employment projections directly from our 2030 General Plan without having revised the data to account for the effects of the current economic recession. The projections in our 2030 General Plan are based on an economic forecast prepared in 2006, before the onset of the recession; consequently, the forecast did not anticipate the extended duration of the economic recession. More importantly, and more to the point, it failed to account for the massive loss of jobs between 2006 and the present time.

Calabasas serves as a headquarters for several financial industry-related companies, an industry that has suffered serious and dramatic job losses during the economic decline. The greatest example of this is Bank of America (formerly Countrywide), which occupied office buildings throughout the City but vacated many locations as the recession persisted. The effect of this has been an unexpectedly high office vacancy rate, not accounted for in projections provided in the 2030 General Plan. According to the San Fernando Valley Economic Report & Outlook, prepared by The Valley Economic Alliance and California State University Northridge, the office vacancy rate in Calabasas was an unprecedented 22% in 2010 -- one of the highest vacancy rates in the San Fernando Valley. Similarly, industrial and retail vacancies have also reached unusually high levels in Calabasas. The San Fernando Valley Economic Report & Outlook indicates that Calabasas had an industrial vacancy rate of 5.7% in 2010 (fourth highest in the San Fernando Valley). Also, several commercial real estate reports indicate that the retail commercial vacancy rates in the San Fernando Valley has ranged from 5.1% to 6.9% over the past couple of years, more than double the 2007 retail vacancy rate of 2% (ref. Retail Research Market Update by Marcus & Millichap; and NAI Capital 2010 Market Report). The retail market in Calabasas has been no exception – protracted vacancies persist in the City's Old Town shopping district, the Commons of Calabasas shopping center, and various shopping centers on the west side of town.

The bottom line is that unusually high retail and industrial vacancy rates, coupled with the exorbitantly high office vacancy rate are clear indicators of the <u>large number of jobs lost</u> in Calabasas over the past few years. This drastically affects the employment baseline used for projections in the General Plan because the General Plan had anticipated adding to the existing employment level, but failed to account for replacement of lost jobs. The forecasted new job growth cannot even begin to accumulate until after the lost jobs are replaced. And the reason this is so critical for the RHNA allocation is that job replacement does not precipitate new housing demand. SCAG needs to factor local job losses into a RHNA adjustment.

Therefore, and to sum up, for the reasons stated herein we respectfully ask SCAG to revise our Draft RHNA allocation by calculating a number using a projected household growth of 347 for the time period of 2011-2021. This would bring the City's projected household growth for the 2014-2021 RHNA period to 250 instead of 382. The approved methodology would then be applied to that more appropriate and accurate projected household growth number, which should yield a significantly lower allocation for the City. An adjustment would be more than fair because it not only applies the 2010 Census' average household size for Calabasas, but it would also account (partially) for the economic impact of the current recession.

Finally, as you consider our request, please bear in mind that Calabasas not only has a HCD-certified Housing Element which provided adequate site opportunities for 521 RHNA units (4th RHNA cycle), but also that 157 of these units (30%) have <u>actually been constructed</u> during the current cycle, and 75 of those units are deed-restricted as affordable. Thank you in advance for seriously considering our request. I look forward to hearing back from you soon.

Sincerely,

Anthony Coroalles
City Manager

Enclosures:

- 1. SCAG's Preliminary Projected Household Allocation Table
- 2. 2010 Census Summary File Showing Calabasas Average Household Size
- 3. Two pages from the San Fernando Valley Economic Report & Outlook, prepared by The Valley Economic Alliance and California State University Northridge. The full report is available at the following link: http://www.csun.edu/sfverc/2010EconomicSummitReport.pdf
- 4. Retail Research Market Update; Marcus & Millichap
- 5. NAI Capital 2010 Market Report

Preliminary Projected Household Allocation Revised Using Local Input and Latest Data from 2010 Census, California Employment Development Department (EDD), and California Department of Finance (DOF) May 2011

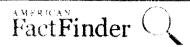
				Existing Populat	tion Forecast		Growth	Delta			Adjusted Populat	ion Forecast			Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July 1)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	23,270	23,283	23,359	24,322	76	963	20,321	20,330	20,393	20,406	20,487	21,369	94
***Angeles	Las Virgenes Malibu.COG.	Calabatics	23,663	23:824	24,791	25.351	967.	560	23,020	23,058			24.072		massessi sema 988 .
Los Angeles	Las Virgenes Malibu COG	Hidden Hills	2,008	2,009	2,015	2,025	6	10	1.846	1,856	1,870	1,862	1,863	1,872	1
Los Angeles	Las Virgenes Malibu COG	Malibu	13,668	13,875	15,117	16,930	1,243	1,813	12,624	12,645	12,683	13,888	14.039	15,701	1,356
Los Angeles	Las Virgenes Malibu COG	Westlake Village	8,836	8,885	. 9,177	9,600	292	423	8,270	8,270	8,294	8,562	8,597	8.985	303
Los Angeles	Las Virgenes Malibu COG	Unincorporated	23,232	24,012	28,689	29,536	4,678	847	17,995	18,075	18,137	22,752	22,823	23,599	4,686

				Existing	Household Fore	cast	Growth	Delta			Adjusted Househ	old Forecast			Growth Delta
COUNTY	SUBREGION	CITY	2008 (July 1)	2010 (April 1)	2020 (July 1)	2035 (July 1)	2010-2020	2020-2035	2008 (July I)	2010 (Census)	2011 (DOF E-5)	2020 (July 1)	2021 (Sept. 30)	2035 (July 1)	2011-2021
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	7,459	7,460	7,583	8,001	123	418	7,321	7,327	7,329	7,450	7,486	7,868	157
Los Angeles	Las Wrgenes Wallbu COG	Culubasas	8,363	8,338	8,854	9,054	547	200	8,526	8,543	8:547	9,060	9.077	9,260	- 1000000 000000000000000000000000000000
Los Angeles	Las Virgenes Malibu COG	Hidden Hills	583	583	608	635	25	27	589	593	596	618	620	645	24
Los Angeles	Las Virgenes Malibu COG	Malibu	5,355	5,359	5,794	6.278	435	484	5,256	5,267	5,268	5,702	5,743	6.186	475
Los Angeles	Las Virgenes Malibu COG	Westlake Village	3,306	3,307	3,362	3,426	55	64	3,262	3,262	3,262	3,317	3,323	3,381	61
Los Angeles	Las Virgenes Malibu COG	Unincorporated	7,748	7,765	9,545	9,666	1,780	121	6,226	6,254	6,258	8,034	8,045	8,155	1,787

			E	xisting Employr	ment Forecast		Growth	Delta			Adjusted Employ	ment Forecast			Growth Delta
COUNTY	SUBREGION	CITY	2008	2010	2020	2035	2010-2020	2020-2035	2008	2010	2011 (Jan. 1)	2020	2021 (Sept. 30)	2035	2011-2021
Los Angeles	Las Virgenes Malibu COG	Agoura Hills	11,619	11,356	12,390	12,947	1.034	557	11,619	11,073	11,134	12,107	12,168	12,664	1,033
Linux ngelon	ekan Virgenes Malibu 606	Galabusan		+44480	151807		mana 4 132 7=			14(1)19		See See 45,446	15,524	······································	2000 - 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
Los Angeles	Las Virgenes Malihu COG	Hidden Hills	25	25	25	26	0	1	25	24	24	24	24	25	0
Los Angeles	Las Virgenes Malibu COG	Malibu	8,886	8,640	9,606	10,106	966	500	8,886	8,425	8,482	9,391	9,445	9.891	963
Los Angeles	Las Virgenes Malibu COG	Westlake Village	9,293	9,101	9,854	10,247	753	393	9,293	8,874	8,919	9,627	9,670	10,020	751
Los Angeles	Las Virgenes Malibu COG	Unincorporated	14,095	14,060	14,198	14,198	138	0	14,095	13,710	13,718	13,848	13,848	13,848	130

[&]quot; SCAG's Existing Growth Forecast was developed based upon a hottom-up process and local input received up until December of 2010. This table shows the adjus of local input on this revised forecast. Figures for population, households, and employment were rebaselined according to the latest data from the 2010 Census an forecasts. Population and household estimates for January 1, 2011 are based on CA DOP E: 5 relaused on April 2, 2011, while population and household forecasts for S to local jurisdictions in May. SCAG has received additional input from cities and counties on the Growth Forecast. Any necessary revisions will be addressed during the RTP/SCS development process.

U.S. Census Bureau



P17

AVERAGE HOUSEHOLD SIZE BY AGE

Universe: Households 2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1 pdf.

Calabasas		

Average household size				
Total:				+2.70
Under 18 years		 to the set on	 to a time made particular	0.68
18 years and over	- (2.01

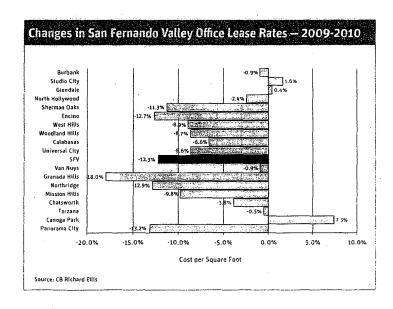
Source: U.S. Census Bureau, 2010 Census.

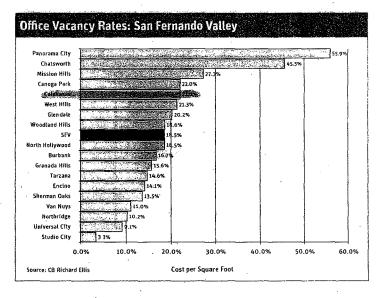
Real Estate Conditions— Office and Industrial

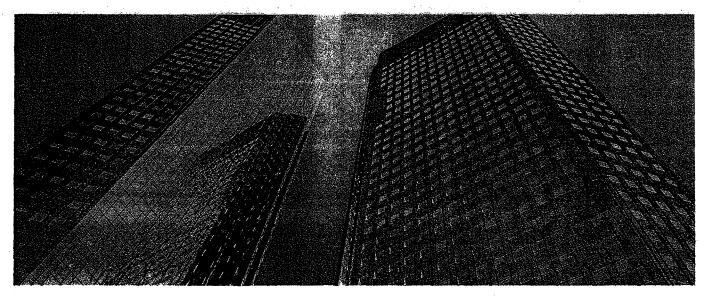
Office leasing has followed the deterioration of the general economy. Over the past year, Valley office lease rates have declined an average of 12.3%. Vacancy rates are close to 50% in parts of the Valley and average 18.5%.

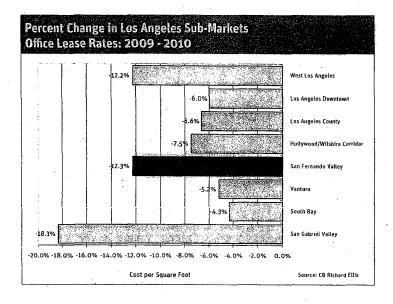
Office leasing lags changes in general economic conditions. Average asking lease price for office space in the Valley peaked in early 2008 at \$2.62 per square foot. As general real estate markets declined, office leasing followed and has dropped to \$2.22 per square foot. The decline in lease rates in shown Changes in San Fernando Valley Lease Rates. Lease rate changes were, as was the case with housing prices, not uniform throughout the Valley. The largest decline was in Granada Hills at 18 percent and Canoga Park showed an impressive gain of 7.3 percent. However, both of these markets are relatively small.

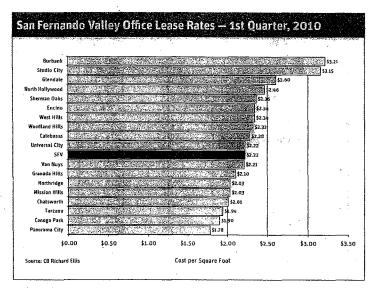
The largest office space market in the Valley is Woodland Hills, followed closely by Burbank and Glendale. The entertainment industry has weathered the economic downturn better than most industries and this is reflected by the minimal drop of 0.9 percent in lease rates in Burbank and a 0.4 percent increase in the Glendale market. Both Woodland Hills and Calabasas are known for being in the financial industry, an industry that has not weathered well the

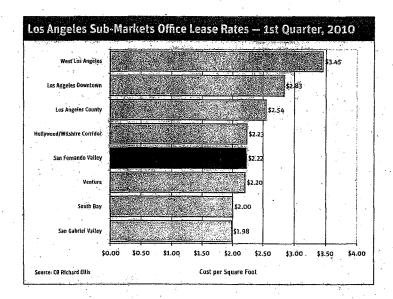












economic decline. Lease rates in Woodland Hills declined by 8.7 percent and in Calabasas the decline was 6.6 percent.

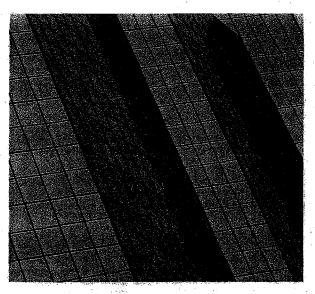
Office vacancy rates are high throughout the Valley. The central portion of the Valley has been heavily impacted by housing foreclosures and the general economic downturn. This also shows in a high office vacancy rate of 55.9 percent in Panorama City. While this is a small office leasing market in the Valley, the vacancy rate reflects general economic conditions in the area. Areas with above average vacancy rates tend to be in involved in the financial markets. This includes Chatsworth, Calabasas, and Woodland Hills. The high vacancy rate is likely to put continuing downward pressure on lease rates.

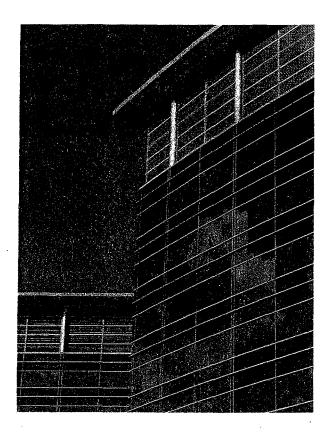
The decline in office lease rates is comparable to those in surrounding areas. Lease rates in the Valley have declined at about the rate in West Los Angeles and by significantly less than in the San Gabrial Valley. While there are isolated small markets that have shown slight increases in asking lease rates, when we look at the larger markets, all are down.

The increase in vacancy rates has lagged the general economic downturn by six to twelve months. While the market looks to have stabilized, we are not likely to see a significant improvement until sometime in early 2011.

Average asking lease rates vary widely throughout the Valley. The highest office lease rates are in areas know to be in the entertainment industry, Burbank Glendale, and Studio City. The lowest average asking lease rates are in smaller markets. The Valley continues to be a good buy when compared with surrounding areas. The Valley is significantly less expensive than West Los Angeles or Downtown Los Angeles and is about the same as Ventura.

Industrial space leasing carries good and bad news. The good news is that our industrial space continues to have high occupancy. The bad news is that our industrial space continues to have high occupancy. In the face of some downward pressure on lease rates, Valley industrial space continues to have high occupancy. The vacancy rate runs at





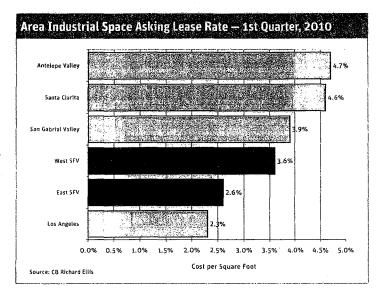
about 3%. While this is up substantially from the 1.5% rates seen a year ago. We still have evidence of shortages.

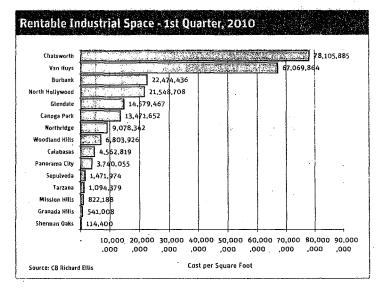
The Valley continues to have high demand for industrial space. However, the industrial space market is NOT booming and there is pressure to reduce lease rates. With limited industrial space, the Valley continues to have a high occupancy rate. The vacancy rate for industrial space is lower than the nearby industrial space in the San Gabrial Valley, Antelope Valley and Santa Clarita. Vacancy rates for the West Valley are 3.6 percent and for the East Valley are 2.6 percent. This compares favorably to the 4.6 percent and 4.7 percent rates in the Santa Clarita and the Antelope Valley.

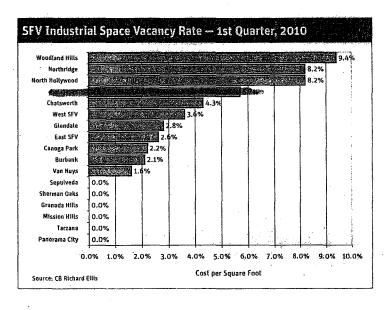
The Valley has a wide range of industrial space markets. They range from a high of 78 million plus square feet in Chatsworth to 100 thousand in Sherman Oaks. The relatively high and sustained high occupancy rates in the Valley results from very limited new construction. Little space remains for new construction. One possible outlet is building along the I-5 corridor which has some potential, reclaimed construction space.

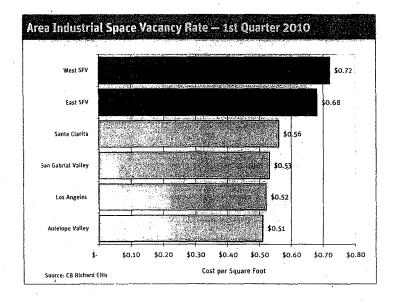
We have given you the rental space data so that you can determine the significance of area vacancy rates. While Valley wide the vacancy rates are around 3 percent, specific area rates range from a high of 9.4 percent in Woodland Hills to no vacancies in a number of Valley areas.

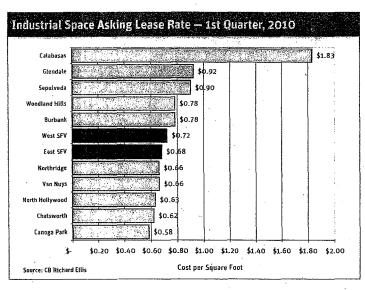
The high demand for Valley industrial space shows in our asking lease rates. The average asking lease rate is \$ 0.72 in the West Valley and \$ 0.68 in the East Valley. This is higher that the local alternatives of Santa Clarita, the San Gabrial











Valley and the Antelope Valley. Our industrial space lease rates continue to be relatively high, despite the economic downturn. Although, the Valley has industrial space lease market has not avoided the economic downturn. Industrial space lease rates peaked in early 2008 and have been on a steady decline since then. Calabasas stands as an outlier in the industrial space market with an average asking price almost double that of the next highest market. As the economy continues on its slow recovery, the industrial leasing market should start to show signs of improvement in early 2011.

The industrial lease market points to one potential difficulty in the Valley's economic recovery. IF our recovery moves to a greater manufacturing and industrial driven base, we lack the space or room to build that space to move with that trend. We all like to live near to where we work and the Valley and the Greater Los Angeles area may find it difficult to provide the required space.

The data for this section has been graciously provided by CB Richard Ellis.



RetailResearch

M A R K E T U P D A T E

Marcus & Millichap

Los Angeles County

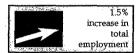
Second Quarter 2011

LEASING MARKET SLUGGISH; SELECT SHOPPING HUBS RECOVERING

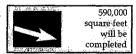
Recovery of the Los Angeles County retail market continues to take shape, led by coastal trade areas and centers along major commuter routes. The return to stronger operations remains choppy, however, as illustrated by vacancy rising during the opening period of 2011, ending a two-quarter streak of improvements. While vacancy ticked up in most submarkets during this time, the rates of increase were very modest, highlighting slowing store closures. Additionally, a few locations bucked this trend, with leasing activity picking up in the South Bay/Torrance submarket, for instance, as reduced rents enticed retailers to expand into new areas. Elsewhere, shopping hubs along core arterials leading from bedroom communities in Ventura and Riverside counties have benefited from rising daily commutes due to resumed job growth. As such, vacancy rates in the Paramount/Downey/East County and San Fernando Valley-West submarkets, specifically along Ventura Boulevard, have fallen steadily since mid 2010. As job creation accelerates this year and construction stays at low levels, additional areas will register absorption gains, fueling broader vacancy declines across the metro.

An improving outlook for leasing activity, greater accessibility to financing and attractive pricing have drawn multitenant investors back into the Los Angeles marketplace, lifting shopping center sales from recessionary lows. Location is key, nonetheless, and destination centers proximate to supply-constrained beach communities such as the South Bay and Westside Cities remain in high demand. Older centers in these locations continue to attract an increasing number of highnet-worth buyers seeking long-term revenue upside potential through redevelopment or space re-configuration. Buyer demand will begin to move beyond best-in-class assets and into other proven trade corridors, though, especially as local, private investors expand holdings ahead of interest rate spikes. Also, distressed properties will still account for a sizable share of deals this year, but high-vacancy assets in the San Fernando and San Gabriel valleys will need to be priced accordingly to clear the market.

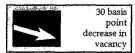
2011 Annual Retail Forecast



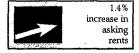
Employment: Private-sector employment growth will outpace cutbacks within government agencies this year, supporting the creation of 56,000 jobs, a 1.5 percent gain. The professional and business services sector will add 21,000 positions, while the leisure and hospitality sector, a retail sector gauge, will expand by 11,800 spots.



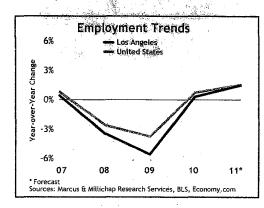
Construction: Retail construction output in 2011 will total 410,000 square feet, down from 990,000 square feet last year. Over the past five years, supply growth averaged more than 2 million square feet annually.

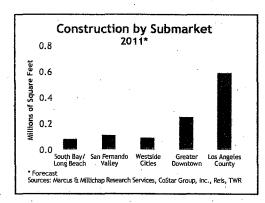


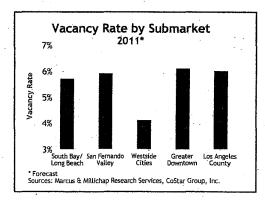
Vacancy: Rising retail sales will curtail store closures this year, while limited stock additions will mitigate new-supply strains. As a result of these trends, along with more retailers stepping up to lease space, marketwide vacancy will fall 30 basis points during 2011 to 6 percent. Last year, the countywide vacancy rate held steady at 6.3 percent.



Rents: Asking rents will tick up 1.4 percent this year to \$28.29 per square foot as effective rents rise 1.7 percent to \$24.61 per square foot. During 2010, asking and effective rents slid 1.2 percent and 2.7 percent, respectively.







ECONOMY

- Los Angeles County employment levels grew by 24,900 positions during the six months ending in the first quarter, offsetting the loss of 2,800 jobs in the preceding two quarters. Public-sector layoffs limited job growth in this year's initial period to just 6,000 spots.
- As government agencies battled with budget shortfalls, public-sector head counts shrunk by nearly 6,800 jobs during the first quarter. Year over year, government payrolls decreased by 21,000 positions, or 3.6 percent.
- Improving economic conditions have prompted private employers to rebuild staffs. Excluding the government segment, private-sector payrolls marketwide expanded by 13,000 employees in the first quarter, led by the addition of 6,300 jobs in the professional and business services industry.
- Outlook: Countywide payrolls will increase by 57,000 new positions in 2011, or 1.5 percent.

Construction

- Retail construction activity continues to wind down in the county, as builders completed just 920,200 square feet of space over the past year, a steep drop from the 2.3 million square feet brought online 12 months earlier.
- Developers have roughly 600,000 square feet of retail space under way across the metro, and 13 million square feet remains under consideration.
 Only a handful of the planned developments have groundbreaking dates, however, indicating builders will likely continue to postpone projects until the market's excess space is absorbed.
- The largest property completed in the first quarter was the third phase of the Citadel Outlet expansion, which added more than 140,000 square feet of retail space to the Greater Downtown market.
- Outlook: Retail construction output in 2011 will total 590,000 square feet, down from the addition of 990,000 square feet last year.

VACANCY

- While retail leasing activity has yet to fully gain traction, property operations have begun to stabilize. Vacancy ended the first quarter at 6.4 percent, up 10 basis points from the previous quarter but down 10 basis points from the cyclical peak reported one year ago.
- Smaller retailers continued to face operational challenges over the past year.
 As such, neighborhood center vacancy rose 50 basis points during that time to 7.3 percent, 280 basis points higher than the 10-year annual average.
- Retail operations in some of the metro's hardest-hit housing markets have begun to stabilize. Shopping center vacancy in the Santa Clarita/Palmdale/ Lancaster submarket, for instance, improved 80 basis points year over year to 8.6 percent.
- Outlook: Marketwide, vacancy will fall to 6 percent this year, down 30 basis points from year-end 2010.

RENTS

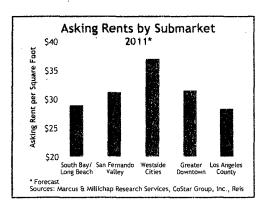
- The era of widespread rent reductions has run its course, as retail operators in the county bumped up asking rents 0.1 percent in the first quarter to \$27.93 per square foot, easing the year-over-year decline to just 0.5 percent.
- At \$24.21 per square foot, marketwide effective rents are down 0.7 percent from one year ago but up 0.1 percent from the final quarter of 2010.
- Concessions have held firm at 13.3 percent of asking rents for three consecutive quarters but were down modestly on a year-over-year basis as of the first quarter. Leasing incentives remain well above the pre-recession average of 8.2 percent of asking rents.
- Outlook: Asking rents will tick up 1.4 percent in 2011 to \$28.29 per square foot as effective rents rise 1.7 percent to \$24.61 per square foot.

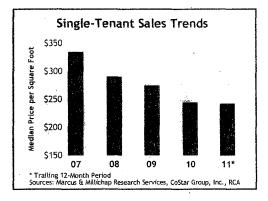
SINGLE-TENANT SALES TRENDS**

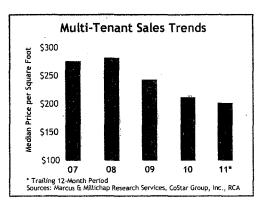
- Following a 31 percent slowdown one year earlier, single-tenant sales velocity stabilized during the most recent 12-month period. Acquisitions of both supermarket/grocery assets and drugstore properties increased, while the number of deals involving dining establishments and convenience store/gas stations declined steeply.
- The median price of properties sold over the past year was \$242 per square foot, down 10 percent from the prior 12-month stretch. Drugstores traded with a median price of \$275 per square foot, though, up 15 percent annually.
- Single-tenant cap rates averaged in the high-6 percent to low-7 percent range during the last 12 months, down roughly 50 basis points from yearago levels.
- Outlook: Properties secured by the highest-rated tenants will draw multiple offers when listed, particularly proven drugstore and fast-food establishments. Demand will likely outpace available supply, however, potentially weighing on trading for the single-tenant property type altogether.

Multi-Tenant Sales Trends**

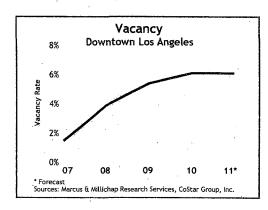
- An improving economic outlook and low interest rates have begun to thaw buyers' aversion to risk, helping drive up multi-tenant trading activity 30 percent year over year.
- The median price among multi-tenant deals made in the past 12 months rose 7 percent to \$201 per square foot, largely attributable to investors expanding holdings in more land-constrained trade areas.
- Cap rates for the county's multi-tenant properties varied widely over the last year but generally averaged between 7 percent and 8 percent.
- Outlook: Multi-tenant investors with continued apprehension to assume risk will seek to acquire properties with minimal near-term lease expirations in centers with a strong tenant profile and intrinsic features preferred by national chains, including sufficient parking and ease of access.

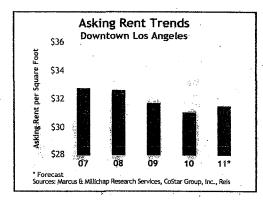


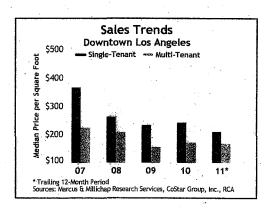




^{**} Data reflect a full 12-month period, calculated on a trailing 12-month basis by quarter.







** Data reflect a full 12-month period, calculated on a trailing 12-month basis by quarter.

DOWNTOWN LOS ANGELES RETAIL MARKET

Construction

- During the 12 months ending in the first quarter, builders delivered 310,000 square feet of new retail space to the Greater Downtown area; 100,000 square feet came online in the previous year.
- Less than 100,000 square feet of retail space is under way in the area, under 50 percent of which is pre-leased. Also, more than 3 million square feet is under consideration.
- The mixed-use Melrose Center is the largest project slated for delivery during the second half. The property includes 16,000 square feet of retail space.
- Outlook: In 2011, builders will complete 250,000 square feet of new retail space in the Greater Downtown area, up from 175,000 square feet last year.

VACANCY AND RENTS

- Retail vacancy in the area increased 90 basis points year over year to 6.3
 percent. Rising office-using head counts and growing retail sales slowed
 the pace of softening in the first quarter, however, as vacancy rose just 20
 basis points during that time.
- Over the past year, asking rents decreased 1.6 percent to \$30.89 per square foot, and effective rents dropped 1.5 percent to \$26.33 per square foot, representing the sharpest rent declines in the county.
- Rising vacancy rates and downward rent adjustments drove average revenues 2.3 percent lower during the last 12 months. Concessions, meanwhile, averaged 14.8 percent in the first quarter, similar to one year earlier.
- Outlook: Tenant demand will build momentum in the second half, pulling vacancy back in line with last year's average of 6.1 percent. Owners will regain a modest degree of pricing power as a result, raising asking rents 1.4 percent for the year to \$31.44 per square foot as effective rents gain 2 percent to \$26.96 per square foot.

SALES TRENDS**

- Based on a limited number of closings, single-tenant sales velocity retreated 17 percent during the past year, largely attributable to a shortage of quality product on the market. The median price slipped 15 percent in that time to \$207 per square foot.
- Multi-tenant sales volume remained light, but velocity picked up 39 percent year over year. The median price for traded shopping centers increased 6 percent to \$165 per square foot.
- ◆ Cap rates for the few single-tenant buildings leased by investment-grade chains that sold in the past year averaged in the low-6 percent range. In general, however, yields for all standalone assets averaged in the high-6 percent to low-7 percent range. Returns for multi-tenant assets that changed hands ranged between 7.2 percent and 8.0 percent.
- Outlook: Buyer interest for properties with value-based retailers, along
 with eateries in blue-collar neighborhoods of Central Los Angeles, will intensify this year, but available supply will fall short of demand, forcing
 investors to stretch for such assets brought to market.

Marcus & Millichap ◆ Retail Research Report

WESTSIDE CITIES RETAIL MARKET

Construction

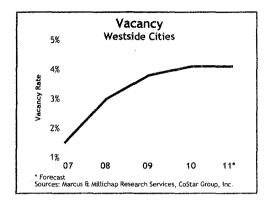
- Retail deliveries in the Westside Cities were modest over the past year, with only a handful of freestanding buildings and smaller storefronts brought online; no properties were completed in the first quarter. In the preceding year, builders added 300,000 square feet, mostly in renovations at Westfield Culver City.
- Projects under construction total 85,400 square feet, with an additional 2.8 million square feet of space in planning.
- Developers stand poised to break ground on the long-delayed Blvd6200 in Hollywood this year. The project will include more than 1,000 residential units, 20 percent of which will be reserved for low-income households, and add roughly 175,000 square feet of retail space.
- Outlook: Only 85,400 square feet of retail space is scheduled for completion in 2011, following the delivery of 110,000 square feet last year.

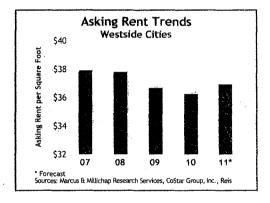


- In the Westside Cities, retail vacancy ticked up 10 basis points in the opening quarter of this year to 4.2 percent, an average up 80 basis points from one year earlier.
- Asking rents dipped 0.6 percent over the last 12 months to \$36.29 per square foot, while effective rents declined 0.8 percent to \$32.14 per square foot. During the first quarter, though, retail operators in this premier retail market pushed up both asking and effective rents by 0.2 percent.
- Revenues are stabilizing, after years of steep declines. Retail owners realized a 0.1 percent increase in average property revenues in the first quarter.
- Outlook: Vacancy in the Westside Cities will finish the year at 4.1 percent, unchanged from 2010. Asking rents will rise 1.9 percent, however, to \$36.90 per square foot, while effective rents will climb 2.4 percent to \$32.84 per square foot.

SALES TRENDS**

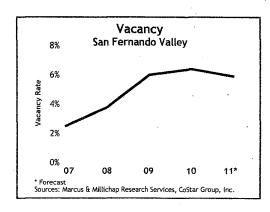
- Single-tenant sales velocity climbed 24 percent over the past year, though
 this figure appears inflated due to the modest number of trades conducted
 in the prior 12 months. Buyers stretching for the few properties available
 drove up the median price 7 percent during the most recent period to \$360
 per square foot.
- Multi-tenant trading activity increased by nearly twofold year over year, with growing demand for assets in the sector supporting a 2 percent annual rise in the median price to \$330 per square foot.
- Cap rates for area single-tenant properties average in the low-6 percent range, though assets backed by corporate guarantees can command yields in the high-5 percent range. Multi-tenant first-year returns currently average in the high-6 percent to mid-7 percent range.
- Outlook: The Westside Cities will attract a sizable share of wealth preservationminded buyers this year, especially as high-net-worth investors grow confident in the recovery and begin to shift funds away from low-yielding vehicles.

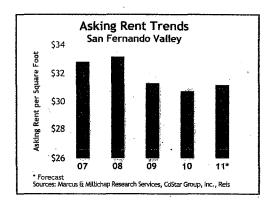


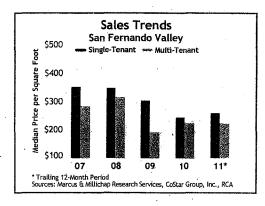




** Data reflect a full 12-month period, calculated on a trailing 12-month basis by quarter.







^{**} Data reflect a full 12-month period, calculated on a trailing 12-month basis by quarter.

San Fernando Valley Retail Market

Construction

- In the San Fernando Valley, developers completed 155,000 square feet of new retail space over the past year, down from 258,000 square feet in the preceding 12 months.
- Retail space under way in the area totals 105,000 square feet, while planned projects amount to 2.3 million square feet.
- During the opening quarter of 2011, only 47,000 square feet of retail space was delivered in one project. The property, located in Burbank, was a former industrial building re-configured into a health club.
- Outlook: Builders will complete 111,800 square feet of retail space in the San Fernando Valley this year, down from 390,000 square feet in 2010.

VACANCY AND RENTS

- Year over year, the retail vacancy rate in the San Fernando Valley climbed 70 basis points to 6.4 percent. In the last six months, however, vacancy improved 10 basis points as supply growth slowed and leasing activity started to gain momentum.
- Asking rents receded 0.5 percent over the past year to \$30.96 per square foot, while effective rents dropped 0.8 percent to \$26.56 per square foot. In the first quarter, though, modest occupancy improvements allowed area owners to raise asking and effective rents 0.9 percent and 1.0 percent, respectively.
- Slight rent growth and a gradual decrease in vacancy supported a 1 percent rise in average property revenues during the first three months of the year, the first quarterly increase since the third quarter of 2008.
- Outlook: The San Fernande Valley vacancy rate will end 2018 at 5 9 percent, down 50 hasis points from last year. As operations firm, asking rents will increase 1.5 percent to \$31.15 per square foot, and effective rents will gain 2.2 percent to \$26.87 per square foot.

SALES TRENDS**

- Single-tenant deal flow in the Valley slowed 6 percent year over year, a shallower decline than the 35 percent drop reported one year earlier. The median price receded 10 percent in the past year to \$256 per square foot.
- Transaction velocity involving multi-tenant properties swelled 32 percent in the last 12 months, magnified by only modest trading in the preceding year. Strengthened buyer demand contributed in an 18 percent year-overyear jump in the median price to \$219 per square foot.
- Single-tenant cap rates generally range between the mid-6 percent and mid-7 percent areas, depending on location and tenant creditworthiness. Performing multi-tenant assets trade with returns in the low-7 percent to low-8 percent range, though high-vacancy centers can sell closer to 9 percent.
- Outlook: Emboldened by the recovery and enticed by long-term revenue upside potential, value-add buyers will begin to circle fringe corridors of the Valley this year. Most of these investors, however, will require substantial discounts to assume greater risk. High-traffic shopping centers close to major employment centers will attract the most offers when listed.

Marcus & Millichap . Retail Research Report

SOUTH BAY/LONG BEACH RETAIL MARKET

Construction

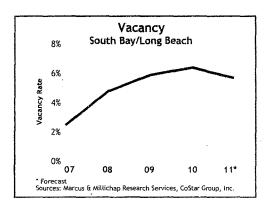
- Year over year, builders delivered approximately 247,000 square feet of retail space to the South Bay/Long Beach market. Completions remain limited thus far in 2011, however, as less than 10,000 square feet came online in the first quarter.
- Roughly 95,000 square feet of retail space is under construction in the area. Included in this total is the 50,000-square foot South Bay Marketplace in Redondo Beach, due for delivery in the second half of 2011. The area's planning pipeline, meanwhile, contains another 352,000 square feet of space.
- Two large projects comprised the majority of space delivered in the last year. During the period, a 139,000-square foot Nordstrom opened at the Los Cerritos Center, and a 74,000-square foot Ross Dress for Less was constructed at the Palo Woods Shopping Center.
- Outlook: In 2011, developers will bring online 84,000 square feet of new retail space in the South Bay/Long Beach area, down from 260,000 square feet last year.

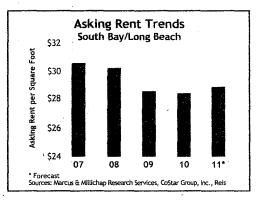


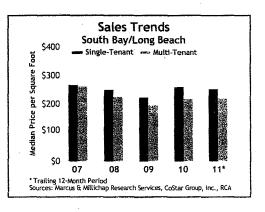
- The South Bay/Long Beach retail market is on the mend, as demonstrated by a 60 basis point vacancy drop over the last six months to 6.4 percent. Leasing activity was propelled by resurgent tenant demand in beach communities.
- Asking rents advanced for the past two consecutive quarters, led by gains in the South Bay, helping offset declines earlier in 2010. Year over year, asking rents increased 0.1 percent to \$28.46 per square foot. Effective rents, meanwhile, shrunk 0.4 percent to \$24.76 per square foot.
- Improving operations fueled a 1.8 percent increase in average revenues over the last two quarters.
- Outlook: Vacancy in the South Bay/Long Beach market will edge down 70 basis points in 2011 to 5.7 percent. Asking rents will rise 1.6 percent to \$28.88 per square foot as effective rents advance 1.9 percent to \$25.21 per square foot.

SALES TRENDS**

- Although investor interest for single-tenant properties remained intense over the past year, demand continued to outpace available supply, slowing sales velocity nearly 8 percent. Nonetheless, the median price increased 10 percent to \$250 per square foot due to greater buyer competition.
- Multi-tenant deal flow accelerated by 21 percent year over year, but the number of closings remained near recessionary lows. The median price for sold multi-tenant assets rose 13 percent in that time to \$216 per square foot.
- Cap rates for single-tenant assets average in the mid- to high-6 percent range, with well-located shopping centers trading 100 basis points higher.
- Outlook: Given a shortage of for-sale supply and still-limited development
 efforts, properties that come to market in the South Bay will garner strong
 offers this year, particularly vintage shopping centers proximate to beach
 communities and offering redevelopment upside potential.







** Data reflect a full 12-month period, calculated on a trailing 12-month basis by quarter.

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CAPITAL MARKETS

BY WILLIAM E. HUGHES, SENIOR VICE PRESIDENT, MARCUS & MILLICHAP CAPITAL CORPORATION

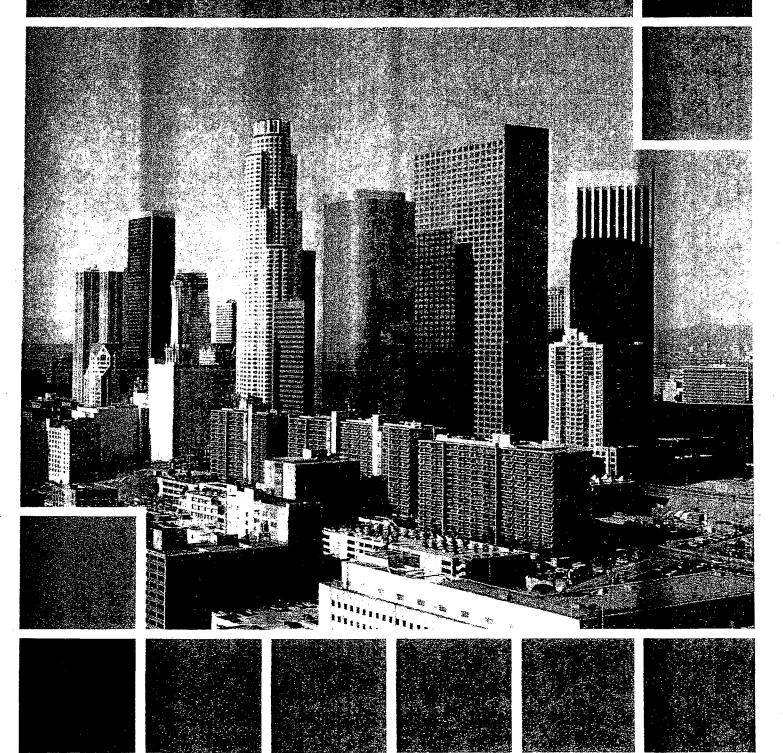
- The yield on the 10-year U.S. Treasury remained in the mid-3 percent range throughout the first quarter, where it will stay over the rest of 2011. A change in the ratings outlook for the nation hardly disturbed the credit markets, but ongoing U.S. budget battles, unrest in the Middle East and lingering uncertainty concerning sovereign European debt could affect interest rates.
- Active lenders include life companies, commercial banks and other financial companies. CMBS staged a comeback in the first quarter, with \$8.7 billion of new issuance, and will easily exceed last year's total of \$12 billion. Conduits continue to broaden their lending criteria as property operations stabilize.
- Loan-to-value ratios generally range from 60 percent to 75 percent, depending on asset age and quality, location, tenant mix, and tenant credit rating. Multi-tenant assets with strong anchors and a stable mix of national in-line tenants remain preferred. Debt-service ratios range from 1.25x to 1.40x. Financing for lower-quality but not distressed assets will stay limited until economic factors stabilize further and investor demand increases.
- Lending rates remain low for performing assets in primary markets. All-in rates for five-year retail loans typically start in the low- to mid-5 percent range, while seven- and 10-year loans price between 5.5 percent and 6.0 percent.

SUBMARKET VACANCY RANKING

		Vacancy	Y-O-Y Basis	Effective	Y-O-Y
Rank	Submarket	Rate	Point Change	Rents (psf)	% Change
. 1	San Gabriel Valley-West	1.8%	-60	\$24.22	1.3%
2	Culver City/Inglewood/El Segundo	3.5%	10	\$31.51	2.1%
3	Santa Monica/Westside/Downtown	5.2%	180	\$32.98	4.2%
4	Burbank/Glendale/Pasadena	5.4%	30	\$26.02	1.4%
5	South Bay/Torrance	5.7%	-90	\$26.13	-1.8%
6	Paramount/Downey/East County	6.2%	-190	\$20.72	-1.6%
Z	San Fernando Valley-East	64%	100	\$27.11	-1.5%
(8)	San Fernando Valley-West	(6.9%)	50	\$26.44	-1.4%
9	Long Beach/Cerritos/Carson	7.0%	120	\$23.57	0.9%
10	Central Los Angeles	7.1%	20	\$21.63	1.7%
11	San Gabriel Valley-East	7.8%	-30	\$20.74	-1.2%
12	Santa Clarita Valley/Palmdale/Lancaste	er 8.9%	-130	\$19.69	-0.7%

The Information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warrantly or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Sales data includes transactions valued at \$500,000 and yeariet runless otherwise noted. Sourcess Marcus & Millichap Research Services, Bureau of Labor Statistics, CoStar. Group, Inc., Economy.com, Rent Capital Analytics, Reis, TWR/Dodge Pipeline, U.S. Census Bureau.

NAI CAPITAL Market Report | Year-End 2010







Dear Reader,

We are pleased to present the Year-End 2010 Market Report for the Los Angeles Basin. As usual we strive to present the complete picture. We will discuss the problems encountered in 2010 and the outlook for 2011. We sincerely hope you find this report and data contained within useful. We provide this report in the hope that it will help our customers make informed decisions. More detailed data can be obtained from our brokers on specific markets and property types.

2010 was another difficult year for commercial real estate. The lingering effects of the "Great Recession" remained for most of the year. The economy began to strengthen in the latter half of the year, but the recovery was not as robust as one would like. The slow recovery continues to pressure commercial real estate markets in the Los Angeles Basin. Lease rates remain low while vacancy rates remain high. This combination essentially eliminated new construction.

Although 2010 was not a banner year, it is likely that 2011 will be better, economically speaking. An improving job market and confidence that the recovery will persist has convinced the all-important American consumer to increase spending. Banks are slowly recapitalizing and starting to lend again. World trade is rising and this is reflected locally by increased activity at the Port of Long Beach. In general, all the economic signs are pointing to a recovery in 2011.

With that said, we must point out that not all conditions are ideal. Europe continues to struggle with sovereign debt problems, as are several U.S. states and municipalities. Political instability in the Middle East may give the markets more jitters. High oil and food prices could lead to inflation. The recovery is soft relative to previous recoveries, and could slow down, if not halt altogether, if these problems worsen.

As the economy recovers, so too will commercial real estate markets. However, we must caution the reader that a lag exists between a general economic recovery and a recovery in commercial real estate. Businesses do not immediately increase capacity as the economy improves. Instead, they monitor the situation. They wait until they are sure that economic activity has increased to justify any expansion plans. Although it varies over time, this lag can linger.

Overall, we expect commercial real estate to slowly improve in the latter half of the year. Of course, improvement will not be universal. The strongest submarkets will improve first. In fact, some markets may see gains during the first half of the year. On the other hand, the weakest markets may remain subdued throughout the year.

As always, we hope the information contained in this report is useful to you.

Michael Zugsmith Chairman

Robert Scullin
Chief Executive Officer

Rachel Howitt
Chief Financial Officer



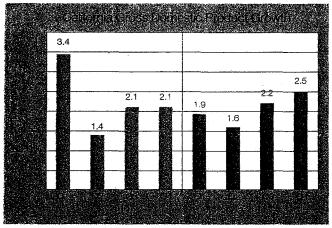
Economic Overview

Finally, some good news! After suffering through one of its worst recessions, California's economy is slowly improving. California's GDP increased every quarter in 2010. We expect further increases in 2011.

The rate of growth is not likely to be what we are used to. In the past growth rates of 3-3.5 percent were considered the norm. As the chart below shows we forecast growth rates below 3 percent. Although these growth rates are soft, we should not be discouraged. Recessions caused by financial crisis are typically worse. They tend to last longer and are followed by a weaker recovery.

Limited credit will contribute to the slow recovery, as banks rebuild their balance sheets. The Great Recession was particularly troublesome for banks. A record number failed despite the FED's massive injection of capital into the financial markets.

Many businesses and consumers are still over leveraged, a result of the dramatic fall in asset prices, particularly real estate prices. This will contribute to the recovery's weakness as consumers and businesses postpone risk taking until their balance sheets are restored.



Source: CERF (red indicates forecasted numbers)

In addition to suffering from a financial crisis, California has substantial budgetary issues that may weigh negatively on the economy. To fund a \$25 billion budget gap Governor Brown has proposed approximately \$12.5 billion in spending cuts and \$12.5 billion in taxes. The taxes are not new. Instead the Governor proposes extending taxes that are due to expire.

On the whole, the Governor's budget plan is a step in the right direction. State spending needs to be cut. California has been spending more than it receives for years. Our credit cards are maxed out. We may squabble as to where the cuts should be made but there appears to be a general consensus that spending cuts are needed.

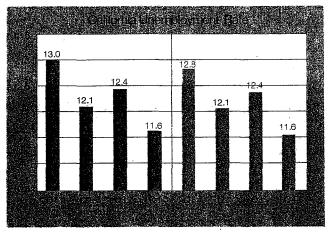
The fly in the anointment is voters. Will voters extend previous tax hikes? According to a recent report by the Public Policy Institute

of California 53 percent of likely voters favor extending the taxes. Although this bodes well we must remember that there are five months between now and the special election. Anything could happen.

If voters reject the Governor's plan, expect more spending cuts. K-12 education will likely be cut significantly, and the State's payroll will decline. In general, the level of government services will decrease.

Job markets throughout California remain weak. While the State's unemployment rate is below the peak it stubbornly remains above 11 percent, well above the national average. A lack of confidence amongst businesses and onerous regulations are the main culprits.

The State's persistent budget problems, new environmental regulation, and high business taxes have created a climate of uncertainty for the business community. Instead of expanding or moving to California many businesses are leaving or expanding elsewhere. They are taking advantage of business friendly climates in other states, notably Texas and other heartland states.

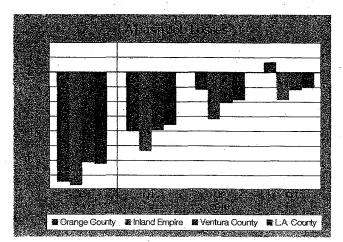


Source: CERF (red indicates forecasted numbers)

Although job losses in the Los Angeles Basin persist, the rate of loss has slowed considerably. No longer is the Basin losing 6-7 percent of its jobs. In the third quarter of 2010 the rate of losses slowed to 1-2 percent. Additional job losses are never wanted, but the rate has steadily improved over the last four quarters, and we expect continued slow improvement. Orange County is the lone bright spot. It added jobs in the third quarter!

California's retail sales remain sluggish. The gains made in the first two quarters of 2010 were not sustained, as retail sales turned negative in the third quarter when compared to the same quarter of the previous year. The gains in the first two quarters are attributable to Federal tax credits for home buyers. Consumers took advantage of these tax credits and bought new homes. In doing so they also bought new home furnishings that led to the increases in retail sales. Unfortunately, as the tax credits expired so did the impact on retail sales.

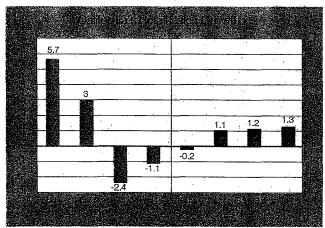
This was a recurring problem during the Great Recession. Government incentives to increase car, home and retail sales were only temporary. Once the incentives expired so did their impact.



Source: CERF

Indeed, there may have been no net impact, as incentives may have simply changed the timing of purchases that would have been made in any case.

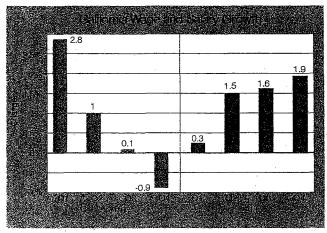
California wages and salaries are on the rise, as evidenced by the increase in each of the first three quarters of 2010. We expect a small decline in the fourth quarter but that can be attributed to the influx of low paying retail jobs during the holiday season. We fully expect wages and salaries to grow in 2011. The rate of increase is not likely to be significant, as employers take advantage of soft employment markets.



Source: CERF (red indicates forecasted numbers)

The increase in wages and salary also bodes well for the retail sales market. We expect retail sales to grow along side wages and salary. The growth in retail sales will not be as large as the growth in wages, reflecting increased internet sales and cautious consumers still watching their spending as they continue to improve their balance sheets.

Recent data from the FED and credit card companies suggest that consumers are starting to spend again. We are cautiously optimistic regarding this issue. We suspect that a significant portion of the increase in spending may be due to pent up demand. The question is, will this persist, or will continued high unemployment and balance-sheet concerns dominate?



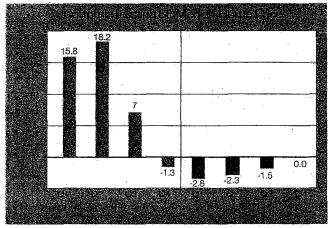
Source: CERF (red indicates forecasted numbers)

At the moment there is not enough data to adequately support an answer. If consumers have confidence that the recovery has taken hold it is very likely that spending will continue to increase. However, negative shocks, such as higher gas and food prices, may slow consumer spending.

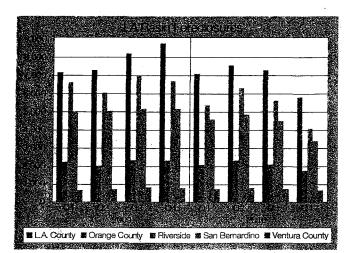
After experiencing rapid growth in the first two quarters of 2010, the year-over-year increase in existing single family home prices reversed. Similar to retail sales, home prices increased rapidly in the first two quarters due to Federal tax incentives to home buyers. Once the incentives expired home price gains dissipated.

In 2011 we expect home prices to remain at or near current levels. The slight decreases shown in the chart below incorporate our concerns regarding foreclosures. Although decreasing, foreclosures remain high. Unemployment levels above 11 percent will continue to put pressure on distressed home owners. As a result, we expect foreclosures to decrease only slowly, and temporary increases are possible. To the extent that foreclosures remain elevated excess supply will exist in the market, keeping home prices subdued in the coming year.

The entertainment industry had another banner year in 2010. According to Box Office Mojo, total box office receipts exceeded \$10 billion for only the second time, the first being last year. Year-over-year sales were down a meager 0.3 percent. Ticket sales declined 5.2 percent but were offset by an increase in prices.



Source: CERF (red indicates forecasted numbers)

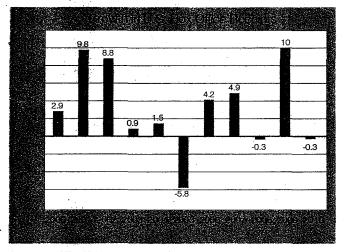


Source: CERF

In addition to box office receipts, production permits increased significantly in 2010. According to Film LA, on-location filming in the Los Angeles area increased nearly 15 percent in 2010. The significance of increased filming lies in the jobs it attracts. Jobs associated with filming are typically better paying than jobs related to movie theaters. The down side is that the jobs are temporary in nature.

The strength of the entertainment industry bodes well for Los Angeles County. Hollywood and related industries are a significant source of jobs in the County. Growth in Hollywood will help alleviate declines in other industries.

In general, the Los Angeles Basin economy is beginning to improve. Although still quite weak, the job market is improving. Home prices are at or near their cyclical lows. Wages and salaries are increasing as are retail sales. 2011 is not likely to be a great year but it should be an improvement over 2010.



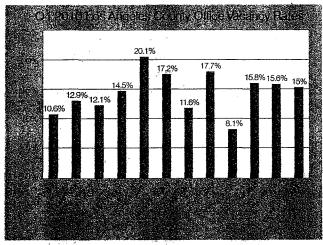
Source: Box Office Mojo

The Year End Review

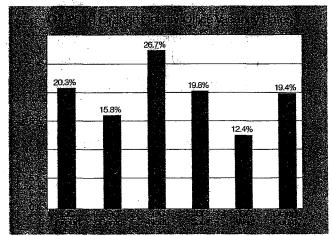
Office Market

Given the lack of a robust recovery it is no surprise that demand for Los Angeles Basin office space declined in 2010. Bankruptcies, downsizing, consolidation and companies leaving California continue to impact the office market. The weak recovery has not been sufficient to overcome these issues. The risks of expansion have increased while the rewards has fallen.

The end result is increasing vacancy rates. For the Los Angeles Basin as a whole, office vacancy rates exceed 16.6 percent. At 19.6 percent, the Inland Empire has the highest office vacancy rate even though the Inland Empire was the only market to experience a decline in vacancy rates. At 15 percent Los Angeles County has the lowest office vacancy rate.



Source: CoStar



Source: CoStar

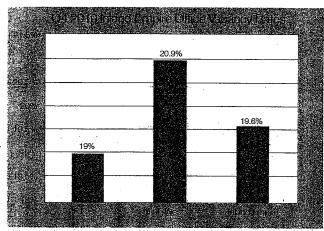
As office market vacancy rates increased, rental rates declined. Average monthly rental rates for office space in the Los Angeles Basin are about \$2.21 per square foot. This represents a decline of \$0.12 from last year.

On a positive note the decline in rental rates abated in 2010. Although rental rates declined, they did not fall as much as they

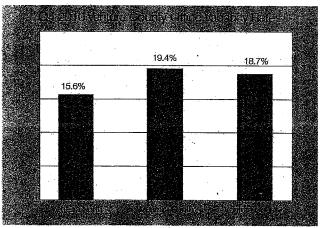
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did in 2009. This suggests that the office market is beginning to bottom out. Landlords are beginning to hold the line on deteriorating rental rates. We interpret this as an indicator of better things to come.

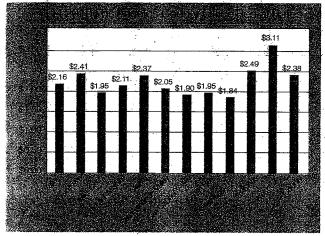
That is not to say that the office market will rebound significantly in 2011. There is still a tremendous amount of vacant space that needs to be absorbed. However, the improving economy and strengthening lease rates suggest that 2011 will be better than 2010.



Source: CoStar



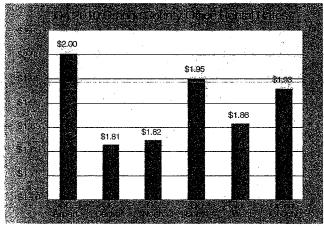
Source: CoStar



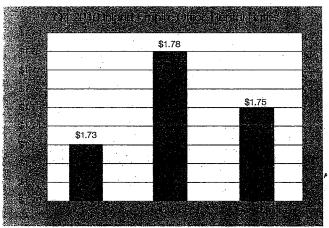
Source: CoStar

High vacancy rates, low lease rates, and a lack of capital have essentially eliminated new office construction projects. Low rental rates increase the risk of new projects, and it becomes increasingly difficult to financially justify new projects when lease rates are falling. Even in those submarkets where new construction is warranted, developers are finding it difficult to get the necessary credit.

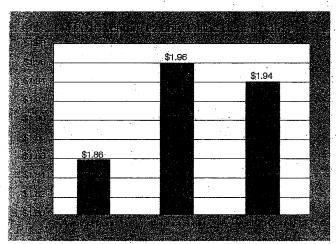
Both vacancy rates and lease rates are expected to stabilize.



Source: CoStar



Source: CoStar

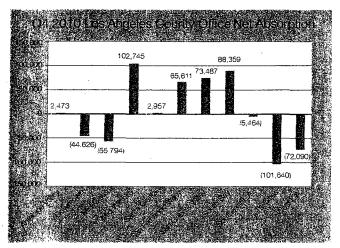


Source: CoStar

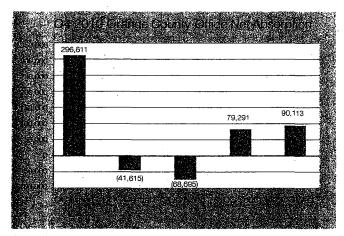


Both metrics had smaller declines in 2010 than they did in 2009. We expect both to bottom out in 2011 and slowly improve as the year progresses.

Net absorption in the fourth quarter was 640,413 square feet for the Basin as whole, and all four markets experienced positive net absorption during the quarter. This is certainly a positive sign. It will take some time for the effects of the positive net absorption to



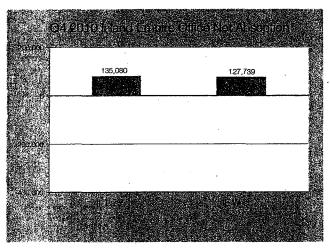
Source: Costar



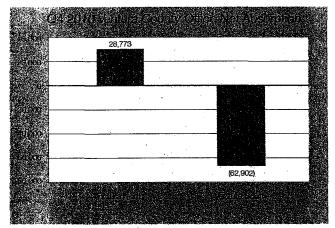
Source: Costar

work itself through the market but overall this bodes well for the coming year.

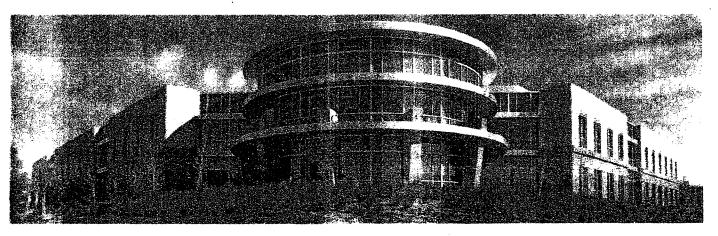
More importantly, this trend is expected to continue in 2011. It will take time to soak up all the excess vacancy therefore we do not expect to see improvements right away. Nonetheless, 2011 is off to a better start than was 2010.



Source: Costar



Source: Costar



Los Angeles Basin Office Market ■ Fourth Quarter 2010											
		Vacancy F	Rate		Average	Asking Renta	al Ŕate¹				
	2010	2009	Difference	Net Absorption (SF)	2010	2009	Difference				
Aureltain valley (*)	10.6%	12.7%	-2.1%	2,473	\$2.16	\$2.30	\$(0.14)				
Downlows Plants & Fig. 1	12.9%	11.7%	1.2%	(44,626)	\$2.41	\$2.46	\$(0.05)				
Mid Cine 15 September 25 Septem	12.1%	10.2%	1.9%	(55,794)	\$1.95	\$1.93	\$0.01				
Mid Williams	14.5%	13.2%	1.3%	102,745	\$2.11	\$2.31	\$(0.20)				
Sania (Barda).	20.1%	19.7%	0.4%	2,957	\$2.37	\$2.55	\$(0.19)				
sucterrande valleys	17.2%	15.8%	1.4%	65,611	\$2.05	\$2.13	\$(0.08)				
san ang Kalipus	11.6%	12,3%	-0.6%	73,487	\$1.90	\$1.96	\$(0.06)				
Sount Bay	17.7%	16.3%	1.4%	88,359	\$1.95	\$1.98	\$(0.03)				
ocunica (A)	8.1%	8.5%	-0.4%	(5,464)	\$1.84	\$1.92	\$(0.08)				
III GHOSE STATE OF THE STATE OF	15.8%	14.3%	1.5%	(101,640)	\$2.49	\$2.56	\$(0.07)				
West March 1985	15.6%	13:8%	1.8%	(72,090)	\$3.11	\$3.27	\$(0.16)				
Loc Ariacles Early)	15.0%	13.8%	1.3%	56,018	\$2.38	\$2.48	\$(0.09)				
				7		:	,				
ADDEC	20.3%	20.2%	0.1%	296,611	\$2.00	\$2.21	\$(0.21)				
ACCRICATE CONTRACTOR OF THE PROPERTY OF THE PR	15.8%	16.7%	-1.0%	(41,615)	\$1.81	\$1.93	\$(0.12)				
principal and the second	26.7%	23.5%	3.2%	(68,695)	\$1.82	\$1.93	\$(0.10)				
eropority and a second	19.8%	19.9%	-0.1%	79,291	\$1.95	\$2.13	\$(0.18)				
History of the state of the state of	12.4%	12.9%	-0.5%	90,113	\$1.86	\$1.94	\$(0.08)				
Grand Comb.	19.4%	19.3%	0.1%	355,705	\$1.93	\$2.10	\$(0.17)				
The second second			:								
Place Control of the Control	19.0%	18.7%	0.3%	135,080	\$1.73	\$1.95	\$(0.22)				
Englishment of the second	20.9%	23.1%	-2.2%	127,739	\$1.78	\$1.91	\$(0.13)				
AGO EDWIE Berner in Street Park	19.6%	20.0%	-0.4%	262,819	\$1.75	\$1.94	\$(0.19)				
		4									
Contraction of the second	15.6%	15.0%	0.7%	28,773	\$1.86	\$1.89	\$(0.03)				
	19.4%	19.0%	0.4%	(62,902)	\$1.96	\$2.06	\$(0.10)				
	18.7%	18.3%	0.4%	(34,129)	\$1.94	\$2.03	\$(0.09)				
inatiA kasin ke sa	16.6%	15.8%	0.8%	640,413	\$2.21	\$ 2.33	\$(0.12)				

Source: CoStar

¹ Per SF per month, NNN. Total is weighted by available space.

Data is for all Class A, B and C buildings 20,000 SF or larger. Excludes owner-occupied.



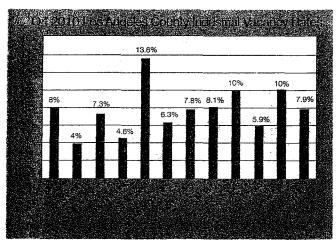
Industrial Market

Industrial real estate markets continue to improve. The overall vacancy rate for the Basin declined. Rental rates are beginning to show strength compared to 2009, in the sense that the decline was insignificant in all markets. Fourth quarter net absorption was 5.9 million square feet.

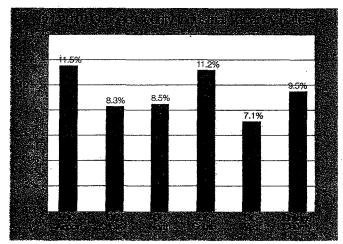
According to the Institute for Supply Management (ISM), the U.S. manufacturing sector expanded in January. This represents the 18th consecutive month of expansion. ISM's factory index, a broad measure of manufacturing activity in the U.S., rose to 60 (a reading of 50 or above indicates growth).

The expansion in manufacturing bodes well for the industrial market. In particular, we expect those markets associated with the Port of Long Beach to perform well in 2011. Improvements in manufacturing are closely related to improvements in Port activity. Thus we expect distribution centers and related industrial space to perform well in 2011.

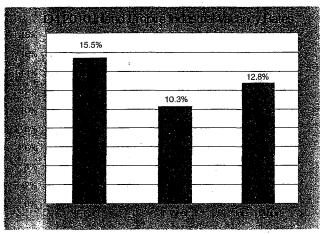
For the Basin as a whole, industrial vacancy rates in the Los Angeles Basin changed very little in 2010 from 2009. The Inland Empire was the only market to experience a decline in vacancy rates relative to last year as rates fell from 14.7 percent to 12.8 percent. Unfortunately, vacancy rates in the other three markets rose in 2010.



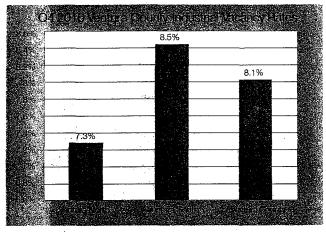
Source: Costar



Source: Costar

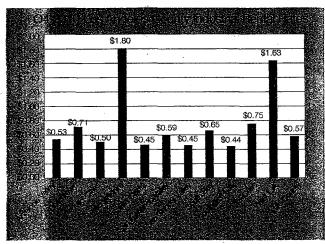


Source: Costar



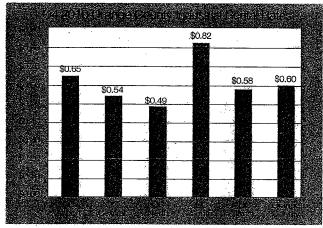
Source: Costar

Rental rates fell a paltry four cents in 2010. Similar to the office markets, this is an indication that rental rates are beginning to bottom out. Looking forward, we anticipate rental rates to increase in 2011. Our expectation that manufacturing will continue to improve is the driving force behind our reasoning. As manufacturing and related industries, such as warehousing and transportation gain momemtum, demand for industrial space will slowly increase.

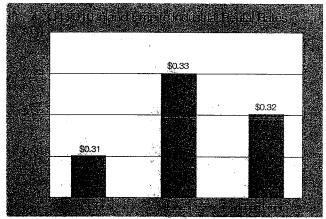


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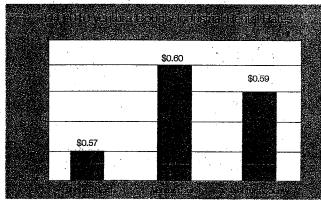




Source: Costar



Source: Costar



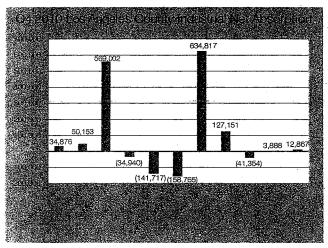
Source: Costar

"To climb steep hills requires a slow pace at first"

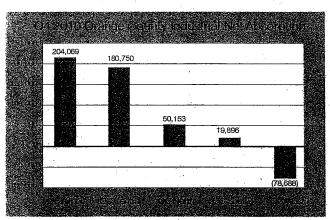
~Shakespeare

Net absorption in the fourth quarter was a blistering 5.9 million square feet. Most of this occurred in the Inland Empire where 4.2 million square feet was absorbed. Los Angeles County essentially accounted for the rest.

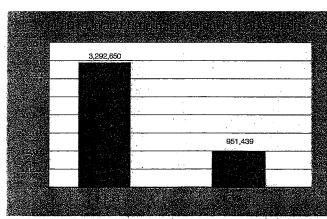
Again, this is a good sign as we head into 2011. It will take time for the net absorption to be felt but the industrial market appears to be headed in the right direction.



Source: Costar

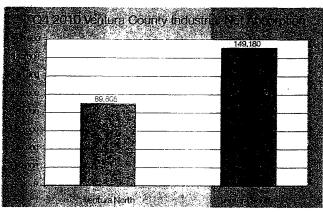


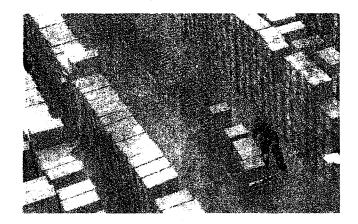
Source: Costar



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Source: Costar

Lo Lo	os Angeles B	asin Ind	lustrial Ma	rket = Fourth Quarte	r 2010		
		acancy R	ate		Average	e Asking Ren	tal Rate'
	2010	2009	Difference	Net Absorption (SF)	2010	2009	Difference
intelope Valley	8.0%	8.0%	0.0%	34,876	\$0.53	\$0.69	\$(0.15)
Jewatewa	4.0%	4.1%	-0.1%	50,153	\$0.71	\$0.63	\$0.08
in the second	7.3%	7.5%	-0.2%	569,002	\$0.50	\$0.55	\$(0.05)
in Wished	4.6%	1.5%	3.1%	(34,940)	\$1.80	\$1.66	\$0.13
and Cane	13.6%	8.2%	5.3%	(141,717)	\$0.45	\$0.52	\$(0.07)
an Centalitie V alley	6.3%	4.9%	1.5%	(158,765)	\$0.59	\$0.67	\$(0.08)
as (Sabaci Va lley	7.8%	8.9%	-1.1%	634,817	\$0.45	\$0.44	\$0.00
en Early .	8.1%	7.1%	1.0%	127,151	\$0.6 5	\$0.75	\$(0.10)
Micas Asc	10.0%	6.4%	3.6%	(41,354)	\$0.44	\$0.48	\$(0.04)
Clies : //	5.9%	5.4%	0.6%	3,888	\$0.75	\$0.73	\$0.02
es LA Section	10.0%	9.0%	1.0%	12,867	\$1.63	\$1.54	\$0.08
SATURIES COURTY - T	7.9%	6.9%	0.9%	1,055,978	\$0.57	\$0.61	\$(0.04)
Armit	11.5%	9.9%	1.6%	204,069	\$0.65	\$0.76	\$(0.11)
Regulation	8.3%	6.6%	1.6%	180,750	\$0.54	\$0.61	\$(0.07)
AVIII. 1987	8.5%	7.8%	0.7%	50,153	\$0.49	\$0.55	\$(0.06)
Selfi - Selection - 1	11.2%	10.9%	0.2%	19,896	\$0.82	\$0.91	\$(0.09)
Not the second	7.1%	9.2%	-2.1%	(78,688)	\$0.58	\$0.56	\$0.02
aine County	9.5%	8.9%	0.6%	376,180	\$0.60	\$0.67	\$(0.07)
But Action	15.5%	19.9%	-4.4%	3,292,650	\$0.31	\$0.34	\$(0.03)
	10.3%	10.0%	0.3%	951,439	\$0.33	\$0.37	\$(0.05)
and count see	12.8%	14.7%	-1.9%	4,244,089	\$0.32	\$0.36	\$(0.04)
onura Nazilia	7.3%	4.4%	2.9%	89,605	\$0.57	\$0.60	\$(0.03)
ntura Souto	8.5%	6.7%	1.8%	149,180	\$0.60	\$0.57	\$0.03
nura County	8.1%	5.9%	2.2%	238,785	\$0.59	\$0.58	\$0.01
Lai La Basin	9.8%	9.9%	0.0%	5,915,032	\$0.49	\$0.53	\$(0.04)

Source: CoStar

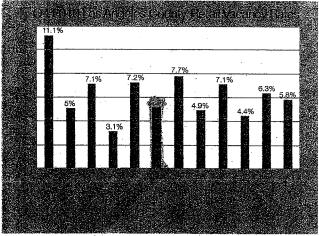
Ther SF per month, NNN. Total is weighted by available space. Data is for all Class λ , β and β buildings 20,000 SF or larger. Excludes owner-occupied,

Retail Market

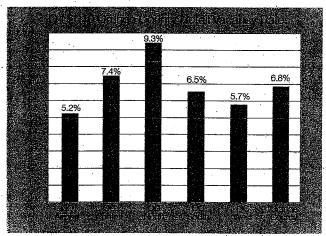
It appears that Southern California retail markets are improving. Vacancy rates appear to have bottomed out in each of the four markets. In fact, for the Basin as a whole retail vacancy rates are unchanged from a year ago. Our only concern is the continued decline in rental rates. Landlords are not able to hold the line in this market.

Improvements in consumer spending will likely offer some relief to the retail market. However, these gains will be soft, as consumers remain concerned about high unemployment and shift purchases away from brick and mortar business to the internet. Internet sales continue to grow much faster than sales at traditional brick and mortar establishments.

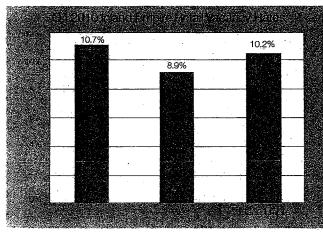
Vacancy rates remain elevated in the Los Angeles Basin. Not a single market has a vacancy rate below 5 percent. Los Angeles County is close at 5.8 percent. Vacancy rates in the Inland Empire remain above 10 percent.



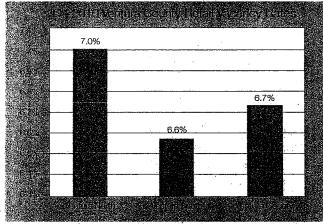
Source: Costar



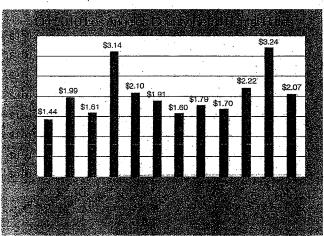
Source: Costar



Source: Costar



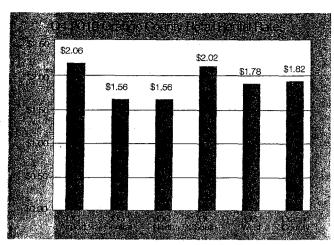
Source: Costar



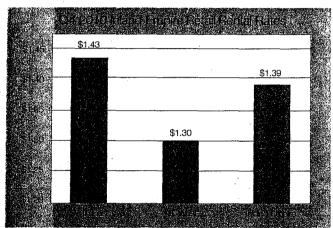
Source: Costar

On average, retail lease rates fell \$0.20 per square foot per month in 2010. This represents a decline of 9.8 percent. Orange County and the Inland Empire experienced the greatest decline in rates. Rental rates in each market fell by at least \$0.25 per square foot per month.

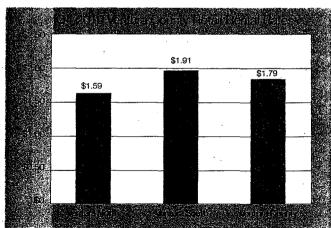




Source: Costar

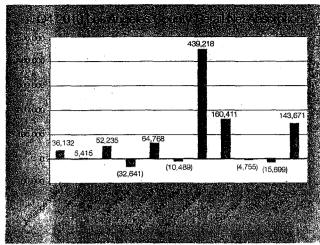


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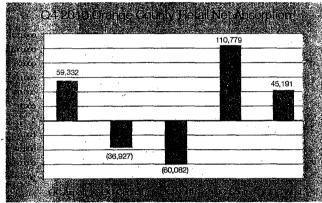


Source: Costar

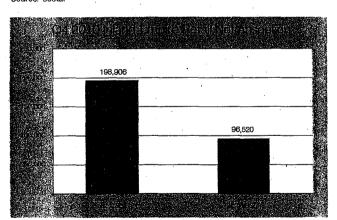
For the Basin as a whole, net absorption was 1.1 million square feet in the fourth quarter. The majority of this increase occurred in Los Angeles County where 838,266 square feet of retail space was absorbed. Ventura County experienced negative net absorption in the fourth quarter. Problems at the Simi Valley Town Center will likely continue to negatively impact Ventura's retail market.



Source: Costar

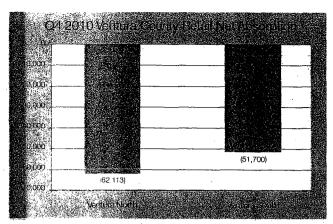


Source: Costar



Source: Costar





Source: Costar

Final Thoughts

2010 was a challenging year for everyone involved in Los Angeles Basin commercial real estate markets. Vacancy rates rose a bit, while lease rates fell slightly. However, net absorption in the fourth quarter in all markets suggests that 2011 will be a better year. The economy is improving, not as rapidly as we would like, but it is improving. It will take time for the effects of the recovery to be felt in real estate markets, but better days are on the horizon.

		Vacancy Rate			Average Asking Rental Rate ¹		al Rate ¹
	2010	2009	Difference	Net Absorption (SF)	2010	2009	Difference
Antelope Valley	11.1%	11.0%	0.2%	36,132	\$1.44	\$1.89	\$(0.45)
Downtown	5.0%	4.2%	0.8%	5,415	\$1.99 ·	\$2.80	\$(0.81)
Viid Cities	7.1%	6.9%	0.1%	52,235	\$1.61	\$1.68	\$(0.06)
Vid Wi lshire	3.1%	3.3%	-0.1%	(32,641)	\$3.14	\$3.31	\$(0.17)
Santa Clarita	7.2%	8.2%	-1.0%	64,768	\$2.10	\$1.99	\$0.11
San Fernando Valley	5.1%	5.6%	-0.5%	(10,489)	\$1.91	\$1.96	\$(0.05)
an Gabriel Valley	7.7%	7.4%	0.3%	439,218	\$1.60	\$1.68	\$(0.08)
South Bay	4.9%	4.8%	0.1%	160,411	\$1.79	\$1.87	\$(0.07)
Southieast I A	7.1%	6.9%	0.1%	(4,755)	\$1.70	\$1.67	\$0.03
Iri Gines	4.4%	4.5%	-0.1%	(15,699)	\$2.22	\$2.41	\$(0.19)
West LA:	6.3%	7.4%	-1.1%	143,671	\$3.24	\$3.32	\$(0.08)
os Apecles County	5.8%	5.9%	-0.1%	838,266	\$2.07	\$2.21	\$(0.14)
						1.5	
OC Airport 22	5.2%	.5.5%	-0.3%	59,332	\$2.06	\$2.68	\$(0.62)
oc Central : 3 a secon	7.4%	6.1%	1.3%	(36,927)	\$1.56	\$1.73	\$(0.17)
OC Nortir	9.3%	8.7%	0.6%	(60,082)	\$1.56	\$1.71	\$(0.15)
OC South	6.5%	6.3%	0.1%	110,779	\$2.02	\$2.28	\$(0.26)
ic West - Section 1997	5.7%	6.5%	-0.8%	45,191	\$1.78	\$1.87	\$(0.09)
range Couring Tell Couring	6.8%	6.6%	0.2%	118,293	\$1.82	\$2.10	\$(0.29)
				- 10			
East seems	10.7%	10.9%	-0.1%	198,906	\$1.43	\$1.57	\$(0.14)
EWest = 888	8.9%	10.0%	-1.1%	96,520	\$1.30	\$1.81	\$(0.51)
nland Eropire	10.2%	10.6%	-0.4%	295,426	\$1.39	\$1.65	\$(0.25)
Ventura North	7.0%	7.0%	0.0%	(62,113)	\$1.59	\$1.68	\$(0.09)
Jentura Soloti	6.6%	5.9%	0.7%	(51,700)	\$1.91	\$1.98	\$(0.07)
/entura County	6.7%	6.3%	. 0.4%	(113,813)	\$1.79	\$1.87	\$(0.08)
Total LA Basin	7.2%	7.2%	-0.1%	1,138,172	\$1.83	\$2.03	\$(0.20)

: Source: CoStar

Per SF per month, NNN. Total is weighted by available space.

Cata is for all Class A. B and C buildings 20,000 SF or larger. Excludes owner-occupied.

4.2 Appeal from the City of Long Beach

Agenda Item 4.2

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Long Beach

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Long Beach requests a RHNA reduction based on several local planning factors and changed circumstances. The local planning factors cited for appeal include existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and market demand for housing. Because of these factors, the City of Long Beach requests a reduction of 627 units from its Draft Allocation of 7,048 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Long Beach's appeal to reduce its Draft Allocation by 627 units. Per Government Code Section 65584.04 (d)(2)(B), the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. Per Government Code Section 65584.04(f), SCAG cannot consider current zoning or General Plans to justify a reduction in projected housing need. Additionally, the City's jobs-housing balance condition is expected to improve through the RHNA projection period and although its share of subregional housing need is projected to slightly increase during the planning period, it is consistent with the increase in City's share of subregional employment. Finally, there is no evidence provided by the City to indicate that its previous population growth trend constitutes a significant and unforeseen change of circumstances that would warrant a reduction to its assigned housing need.



BACKGROUND:

The following is a chronology of the events related to Long Beach's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Dennis J. Thys, Director of Community Development, City of Long Beach, indicating the Draft household forecast as follows:

2008 Households 166,364

2020 Households 178,502 (12,138 increment from 2008) 2035Households 191,865 (25,501 increment from 2008)

- 2. In response to SCAG's July 2009 mail out, Mr. Ira Brown, Planner, City of Long Beach, provided census tract level input on SCAG's population growth figures for the City in hard copy format for years 2010 and 2030.
- 3. On January 27, 2010, Mr. Elif Karsi, SCAG Staff, requested additional information from Mr. Ira Brown, City Planner, City of Long Beach, via email. Specifically, SCAG requested an electronic copy of Long Beach's prior input, and inquired if the City could provide input on household and employment data, in addition to their population data. Also, SCAG staff requested information from the City for years 2020 and 2035 for all variables. No further input was provided by the City.
- 4. After November 12, 2009 SCAG staff adjusted its household forecast for the City of Long Beach as follows:

2008 Households 166,363 (a decrease of 1 household)

2020 Households 178,499 (12,136 increment from 2008, a decrease of 2 households) 191,863 (25,500 increment from 2008, a decrease of 1 households)

5. On May 13, 2011, an email was sent from SCAG to Ms. Jill Griffiths, Advance Planning Officer, City of Long Beach, and Ms. Patricia Garrow, Senior Planner of Development Services, City of Long Beach, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent included information for all local jurisdictions in the Gateway Cities COG and indicated that the City of Long Beach's Draft household forecast was adjusted as follows:

2008 Households 163,455

2020 Households 175,556 (12,101 increment from 2008, a decrease of 2,943 households due to

Census adjustment)

2035 Households 188,920 (25,465 increment from 2008, a decrease of 2,943 households due to

Census adjustment)

In addition, SCAG also provided other household information:

2010 Census (4/1/2010) 163,531 2011 DOF (1/1/2011) 175,556 2021 RHNA Projection Period (1/1/2014 - 10/1/2021) 13,160



- 6. On May 19, 2011, Ms. Jill Griffiths, Advance Planning Officer, City of Long Beach, provided comments on SCAG's Draft RHNA Consultation Packet prior to its submission to the State Department of Housing and Community Development (HCD) and the State Department of Finance (DOF).
- 7. On May 19, 2011, Frank Wen, SCAG staff, followed up with Ms. Jill Griffith, Planning Officer, City of Long Beach, in regard to her input and its incorporation into RHNA Consultation Packet.
- 8. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Long Beach for their input.
- 9. On July 25, 2011, Ms. Patricia Garrow, Senior Planner of Development Services, City of Long Beach, emailed Ma'Ayn Johnson, SCAG staff, with questions regarding the source data for some of the RHNA related information provided to local jurisdictions, and also informed SCAG that city staff would be attending the RHNA Subcommittee Meetings to stay informed of the process. On July 29, 2011, Javier Minjares, SCAG staff, responded to Ms. Garrow's questions via email.
- 10. On August 8, 2011, City of Long Beach submitted the AB 2158 Survey and the Demolition Survey to SCAG.
- 11. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Long Beach is 7,048.
- 12. On February 6, 2012, SCAG sent a letter to Mr. Patrick West, City Manager, City of Long Beach, indicating the Draft RHNA Allocation for the City of Long Beach.
- 13. On March 15, 2012, SCAG received a RHNA revision request from Ms. Amy J. Bodek, Executive Director, Long Beach Redevelopment Agency, and Robert Zur Schmiede, Deputy Director, Long Beach Redevelopment Agency, based on existing or projected jobs-housing balance, availability of land suitable for urban development or for conversion to residential use, distribution of household growth assumed for purposes of comparable Regional Transportation plans, market demand for housing, and housing needs generation by the presence of a university campus within a jurisdiction. The City requested a reduction of 1,088 units from its Draft RHNA Allocation.
- 14. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Long Beach. After the City of Long Beach presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of 1,088 units.
- 15. On May 29, 2012, SCAG received a RHNA appeal from Ms. Amy J. Bodek, Director of Planning, City of Long Beach, based on several planning factors and changed circumstances. The City requested a reduction of 627 units from its Draft RHNA Allocation.



Summary Table

City of Long Beach	Source/Calculation	Figure
2011 Households	DOF	163,540
2020 Households	Correspondence #4	175,556
2021 Households	Interpolation	176,700
2011 to 2021 Projected	2021 Households – 2011	13,160
Household Growth (10.75	Households	
years)	-or-	
	= 176,700 - 163,540	
2014 to 2021 Projected	(10.75 year growth/10.75	9,487
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(13,160/10.75) \times 7.75$	

ANALYSIS:

The City of Long Beach submits and appeal and requests a RHNA reduction of 627 units based on several local planning factors and changed circumstances. Planning factors cited include existing or projected jobshousing balance, availability of land suitable for urban development or for conversion to residential use, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and market demand for housing.

Local Planning Factors

(1) Existing and projected jobs and housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: The City of Long Beach argues in its appeal that its historical jobs-housing balance has been housing rich and factors such as its high poverty rate and low homeownership rate, point to a need for less additional housing in the City in the future.

SCAG Staff Response: An analysis of the City's adjusted household and employment growth demonstrates that the City's existing jobs-household relationship is appropriately maintained and the projection shows a moderate improvement through the 5th RHNA planning period.

Adjusted Integrated Growth Forecast*	2011	2021
Employment (Jobs)	160,848	176,949
Households	163,540	176,700

^{*:} The adjusted Integrated Growth Forecast is based on a jurisdiction's local input, 2010 Census data, 2011 Economic Development Department data, and interpolation analysis.

In 2011, the City's job to household ratio was 0.98 while its projected ratio in 2021 increases to 1.00. In fact, in 2021, it is projected that the jurisdiction will have slightly higher number of jobs than households. For this reason, SCAG does not recommend a reduction in the City's Draft RHNA Allocation based on this planning factor.



With regard to the City's higher poverty rate and lower homeownership rate in comparison to the statewide figure, one of the goals of the Regional Housing Needs Assessment is to increase the housing supply and mix of housing types, tenure, and affordability in all jurisdictions in an equitable manner. To prevent disproportionate Allocation of certain income groups where they already exist, the adopted RHNA Allocation Methodology applied a 110% social equity adjustment to the 2010 Census income categories in comparison to the county distribution. The social equity adjustment ensures that jurisdictions with a high concentration of income groups, such as low income, will receive a RHNA Allocation closer to the county distribution.

(2) Availability of lands suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: The City's appeal states that the City is built out and that there are no vacant single-family lots. According to the City, all available parcels for residential development are multiple-family or mixed-use and no additional sites are available beyond those identified in the adopted 4th cycle (2008 –2014) housing element. Furthermore, the City contends that it receives 55% of the Gateway Cities subregional household growth while only receiving 32% of subregional employment growth over the projection period.

SCAG Staff Response: Per Government Code Section 65584.04(d)(2)(B), SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. State law requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. The City can consider other opportunities for development. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's projected growth. SCAG is prohibited from considering the reductions made to the City of Long Beach General Plan as a justification for a reduction to its Draft RHNA Allocation.

Additionally, it should be noted that between 2011 and 2021, the City of Long Beach is expected to increase the number of households by 8% while the average subregional household growth rate is anticipated at a 5% rate. However, this growth is consistent with the City's expected employment growth of 10%, also higher than the subregional rate of 7%. Thus, SCAG staff does not conclude that the City is receiving a household growth that is out of proportion with its subregion. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(3) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> Plans [Govt. Code Section 65584.04(d)(3)]

Issue: In its appeal, the City of Long Beach argues that its light rail service "is not a potential catalyst for new development not already assumed in the City's zoning and development standards" and the City does not have any major expansion plans for the foreseeable future.

SCAG Staff Response: Similar to the aforementioned requirement that a jurisdiction must consider a variety of land use opportunities, such as infill development, to determine suitable land, per Government Code Section 65584.04(f), SCAG cannot consider a jurisdiction's General Plan designations or development standards as a justification to reduce its share of regional housing need.



Moreover, current transportation focused development, or lack thereof, does not preclude addressing future household need, and additional transportation opportunities may possibly occur. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(4) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City also contends that it is a built-out city and that no additional sites beyond parcels for multiple-family or mixed-use are available. Additionally when combining unmet housing Allocation from its 4th cycle with the proposed 5th RHNA Allocation, the City cannot generate new residential development during the 5th cycle planning period.

SCAG Staff Response: Consistent with SCAG's prior response and state housing law, a jurisdiction must consider a variety of land use opportunities, such as infill development, to determine suitable land. Additionally, SCAG cannot consider a jurisdiction's General Plan designations or development standards as a justification to reduce its share of regional housing need. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

In addition, it appears that the City of Long Beach may misinterpret that the 3rd, 4th and 5th RHNA cycle Allocation requirements will be combined in its next HCD site inventory review. Unused land use capacity from prior RHNA cycles may be re-used to address 5th cycle RHNA site inventory requirements as long as a jurisdiction such as the City of Long Beach has an HCD approved housing element. Only jurisdictions with uncertified housing elements are required to carry over and combine the deficit in their last RHNA cycle (4th cycle) site inventory with their 5th cycle RHNA Allocation's site inventory responsibility. Gaps between the RHNA Allocation, i.e., the number of housing units to be zoned, and the number of housing units actually built are never carried over whether a jurisdiction has a certified or uncertified housing element. In short, the RHNA Allocation is not a building quota.

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: In its appeal, the City argues that a lack of population growth between 2000 and 2010 indicates that previously estimated housing needs for Long Beach will not be borne out.

SCAG Staff Response: To develop population and household growth projections that were used as a basis for the 5th cycle RHNA Allocation, SCAG integrated 2010 Census data. Government Code Section 65584.05(d)(1) allows for jurisdictions to appeal the Draft RHNA Allocation based on a "significant and unforeseen change in circumstances [that] has occurred in the local jurisdiction." As mentioned in the background section of this report, the projected household growth adjusted with 2010 Census data was provided to the City on May 13, 2011 and does not constitute an unforeseen change in circumstances. Thus, SCAG staff does not recommend a reduction in the City's Draft RHNA Allocation based on this factor.



FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Long Beach
- 2. Supporting Documentation Provided by the City to Support Its Appeal





<u>Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request</u> All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

 Date:	May 29, 2012	5	Jurisdiction:	City of Long B	
County:	Los Angeles		Subregion:	Gateway Citie	RECEIVEL s cog MAY 2 9 2012
Contact:	Derek Burnham		Phone/Email:	562.570.6261	
APPEAL	AUTHORIZED BY:		PLEASE CHEC	K BELOW:	BY:
Name: _	Amy J. Bodek, Al	CP	Mayor Garage		Officer City Manager
BASES FOR	R APPEAL*				
☑ AB 2	 ☑ Existing or projected ☐ Sewer or water info ☑ Availability of land ☐ Lands protected from ☐ County policies to policies to policies to policies ☑ Distribution of hour plans ☑ Market demand fo ☐ County-city agreen ☐ Loss of units contain ☐ High housing cost be ☐ Housing needs of form 	nents to direct growth to ned in assisted housing ourdens	or additional decopment or for counder existing for all land for purposes of oward incorporadevelopments	onversion to resi ederal or state pr comparable Reg ted areas of Cou	ograms ional Transportation nty
Long Beach represent a	n's desired outcome is 33% reduction from it		ation of 6,421 ment of 9,583	units. A revise	n RHNA Cycle, which will ed recommended allocation 48 units.
List of Supp	orting Documentatio	n, by Title and Numbe	er of Pages:		
		from US Census Bure	_		
2.	0		(=		
3.					
jurisdictions	that have previously file	4.05(d), appeals to the o d a revision request and HNA methodology and o	do not accept t	he revision requ	
FOR STAFF U	SE ONLY:				
Date	·	Hearing Date:		_ Planner:	





CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard, 3rd Floor

Long Beach, CA 90802

(562) 570-5237

FAX (562) 570-6205

May 29, 2012

Southern California Association of Governments Attn: Hasan Ikhrata, Executive Director 818 W. Seventh Street, 12th Floor Los Angeles, CA 90017-3435

RE: Appeal of Recommended Allocation for the 5th Regional Housing Needs Assessment (RHNA) Cycle

Dear Mr. Ikhrata:

This correspondence is the City of Long Beach's formal appeal of its recommended allocation for the 5th Regional Housing Needs Assessment (RHNA) Cycle. Long Beach's recommended allocation for the January 1, 2012 through September 30, 2021 time period is 7, 048 units. This figure represents a 26% reduction from the City's current assignment of 9,583 units for the 4th RHNA Cycle. This percentage of reduction acknowledges the slower growth that is being experienced both locally and nationally. However, it also represents a significant overstatement of housing demand and expected growth.

At the RHNA Subcommittee's August 26, 2011 meeting, it was announced that the SCAG region could anticipate a reduction of 37 to 42% in its 5th RHNA Cycle assignment. In the following months, the anticipated reduction was subsequently revised and lowered by several percentage points. However, the 26% reduction in units that Long Beach has been allocated is still less than some other jurisdictions and the region as a whole.

The City of Long Beach submitted a Revision Request that was heard by the RHNA Subcommittee at its April 19, 2012 meeting. The staff report prepared by SCAG staff stated that "the City of Long Beach did not participate in the local input process conducted between May 2009 and May 2011". Long Beach's Planning staff did, in fact, attend RHNA-related meetings at SCAG during that time period and did provide input to the Local Planning Factors Survey (AB2158 Factors).

Long Beach's Revision Request cited five AB2158 Factors. Four of the Factors are restated here:

Existing or Projected Jobs-Housing Balance

Long Beach has approximately 164,000 jobs, or only 1 for every 3 residents age 18-64. Of these jobs, only 38% are held by Long Beach residents. The City's educational attainment rates for high school graduates and college graduates trail the State averages by 2 percentage points, and the City has a home-ownership rate of 42.3%, well below the State average of 57.4%. Long Beach's poverty rate is at 19.1% compared to 13.7% Statewide. Taken together, these factors point to a need for less additional housing in Long Beach in the future. Refer to Exhibit 1 for Long Beach QuickFacts from the US Census Bureau.

• Availability of Land Suitable for Urban Development or for Conversion to Residential Use The City of Long Beach has been a regional leader in preparing for future growth. The City's adopted 2008-2014 Housing Element, which was certified by HCD in June 2009, ensures that there is availability for residential sites at adequate densities and appropriate development standards to accommodate the allocated units. In the 2011 Housing Element annual report presented to the City's Planning Commission on March 1, 2012, a total of 1,112 units of all types had been developed, representing 11.6% of the City's current 9,583 unit RHNA allocation.

Since the adoption of the 2008-2014 Housing Element, the City has also adopted the Downtown Plan, which encourages "development of vibrant urban neighborhoods". This Plan went into effect in February 2012. The City is in the process of developing a similar plan for a portion of Long Beach Boulevard in conjunction with SCAG's Compass Blueprint project. Additionally, the City is seeking funding to update its Southeast Area Development and Improvement Plan (SEADIP). All of these efforts show a commitment to sensible and sustainable growth, all in the context of SB375, to provide new housing opportunities where new development will generate the least amount of Greenhouse Gases (GHG) possible.

It is unreasonable to expect the City to take any more than its fair share of RHNA allocations. The RHNA allocation is based on projections that Long Beach will accommodate 43% of the population growth and 55% of the housing growth, and only 32% of the employment growth within the Gateway Cities COG, when the City is already housing rich. A proportional allocation of 33% reduction, similar to the subregional (Gateway Cities COG) adjustment for the 5th RHNA Cycle is more than appropriate. Long Beach should not be required to produce any more than its fair share of the subregional RHNA allocation.

No additional sites are available for housing development beyond those that were identified in the adopted 2008-2014 Housing Element. Given the flat population growth of the City between 2000 and 2010, and the limited availability of sites within the City boundary, it is unreasonable to expect growth of this magnitude.

<u>Distribution of Household Growth Assumed for Purposes of comparable Regional Transportation Plans</u>

The RTP assumes that 9,487, or 55% of the household growth rate of the Gateway Cities will occur in Long Beach. No other City in the subregion is assumed to accommodate more than 7%. Therefore, the RHNA allocation is not consistent with the RTP/SCS estimates (Step 2 of the 5th Cycle RHNA Allocation Methodology, November 2011), and clearly puts an undue burden on the City of Long Beach to accommodate such a high percentage of housing growth for the subregion.

There is no justification for an over-allocation of housing needs to one of the jurisdictions within the subregion. Long Beach, while larger than other cities in the subregion, is largely built out, and has a mature transit service and roadway network. The Metro Blueline has been in operation for more than 20 years and is not a potential catalyst for new development not already assumed in the City's zoning and development standards. Likewise, Long Beach Transit serves the City well, but has no major expansion plans for the foreseeable future. No major expansion of the roadway network, including new roads or expansion of

existing rights-of-way, is expected in the next decade. Therefore, Long Beach should have, at most, a fair share allotment of RHNA.

Market Demand for Housing

Long Beach has a higher percentage of multiple family dwelling units, 50.6% vs. 30.7% Statewide, and expects to accommodate the majority of any additional housing in multiple family buildings. As a built-out city, there are virtually no vacant single-family lots in Long Beach for future single-family development. All available parcels for residential development are either multiple-family or mixed use, as was stated in the adopted 2008-2014 Housing Element. No additional sites have been developed, or are available. The City has not allowed non-residential development to subsume any of these sites, and has continued to ease regulations to encourage new development, such as the parking requirement reduction in the recently adopted Downtown Plan. Even with these provisions, the unmet housing allocation from the 4th RHNA Cycle, when combined with the proposed 5th Cycle RHNA allocation, far exceeds the City's ability to generate new residential development during the combined period from 2008 to 2021.

Changed Circumstances

During the 2000-2010 US Census period, the population of Long Beach grew by a total of only 0.2%. U.S. Census Bureau facts for Long Beach are attached for reference. Given this lack of growth, the previously estimated housing needs for Long Beach will not be borne out.

As recently as last month, SCAG staff expressed to a member of our Planning staff that Long Beach is "a model jurisdiction in the region for affordable housing". The City does have a reputation for doing its "fair share" in the area of affordable housing. For the 5th RHNA Cycle, Long Beach is requesting that its recommended allocation be reduced from 7,048 units to 6,421 units. This would be 627 fewer units than the 7,048 unit allocation and would represent 33% less than the City's 4th RHNA Cycle assignment. Thank you for your consideration.

Sincerely,

DEREK BURNHAM

PLANNING ADMINISTRATOR

Attached: City of Long Beach QuickFacts from US Census Bureau (2 pages)

cc: Ma'Ayn Johnson, SCAG

5/6

State & County QuickFacts

Long Beach (city), California

People QuickFacts	Long Beach	California
Population, 2011 estimate	NA	37,691,912
Population, 2010	462,257	37,253,956
Population, percent change, 2000 to 2010	0.2%	10.0%
Population, 2000	461,522	33,871,648
Persons under 5 years, percent, 2010	7.0%	6.8%
Persons under 18 years, percent, 2010	24.9%	25.0%
Persons 65 years and over, percent, 2010	9.3%	11.4%
Female persons, percent, 2010	51.0%	50.3%
White persons, percent, 2010 (a)	46.1%	57.6%
Black persons, percent, 2010 (a)	13.5%	6.2%
American Indian and Alaska Native persons, percent, 2010 (a)	0.7%	1.0%
Asian persons, percent, 2010 (a)	12.9%	13.0%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	1.1%	0.4%
Persons reporting two or more races, percent, 2010	5.3%	4.9%
Persons of Hispanic or Latino origin, percent, 2010 (b)	40.8%	37.6%
White persons not Hispanic, percent, 2010	29.4%	40.1%
Living in same house 1 year & over, 2006-2010	81.0%	84.0%
Foreign born persons, percent, 2006-2010	27.4%	27.2%
Language other than English spoken at home, pct age 5+, 2006-2010	45.9%	43.0%
High school graduates, percent of persons age 25+, 2006-2010	78.5%	80.7%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	28.0%	30.1%
Mean travel time to work (minutes), workers age 16+, 2006 -2010	27.9	26.9
Housing units, 2010	176,032	13,680,081
Homeownership rate, 2006-2010	42.3%	57.4%
Housing units in multi-unit structures, percent, 2006-2010	50.6%	30.7%
Median value of owner-occupied housing units, 2006-2010	\$508,900	\$458,500
Households, 2006-2010	161,893	12,392,852

6	/
	16

Persons per household, 2006-2010	2.80	2.89
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$25,929	\$29,188
Median household income 2006-2010	\$51,173	\$60,883
Persons below poverty level, percent, 2006-2010	19.1%	13.7%
Business QuickFacts	Long Beach	California
Total number of firms, 2007	37,610	3,425,510
Black-owned firms, percent, 2007	S	4.0%
American Indian- and Alaska Native-owned firms, percent, 2007	1.8%	1.3%
Asian-owned firms, percent, 2007	14.0%	14.9%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.3%
Hispanic-owned firms, percent, 2007	21.5%	16.5%
Women-owned firms, percent, 2007	34.3%	30.3%
Manufacturers shipments, 2007 (\$1000)	6,198,312	491,372,092
Merchant wholesaler sales, 2007 (\$1000)	7,337,070	598,456,486
Retail sales, 2007 (\$1000)	4,320,870	455,032,270
Retail sales per capita, 2007	\$9,395	\$12,561
Accommodation and food services sales, 2007 (\$1000)	924,807	80,852,787
Geography QuickFacts	Long Beach	California
Land area in square miles, 2010	50.29	155,779.22
Persons per square mile, 2010	9,191.3	239.1
FIPS Code	43000	06
Counties		

Population estimates for counties will be available in April, 2012 and for cities in June, 2012.

- (a) Includes persons reporting only one race.
- (b) Hispanics may be of any race, so also are included in applicable race categories.
- D: Suppressed to avoid disclosure of confidential information
- F: Fewer than 100 firms
- FN: Footnote on this item for this area in place of data
- NA: Not available
- S: Suppressed; does not meet publication standards
- X: Not applicable
- Z. Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report, Census of Governments
Last Revised: Tuesday, 31-Jan-2012 17:06:32 EST

4.3 Appeal from the City of Norwalk

Agenda Item 4.3

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Norwalk

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Norwalk requests a RHNA reduction based on changed circumstances. Because of these factors, the City of Norwalk requests a reduction of 101 units from its Draft Allocation of 201 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Norwalk's appeal to reduce its Draft Allocation by 101 units. A lack of local, state or federal funding to provide affordable housing, in this case resulting from the dissolution of the City's Redevelopment Agency, does not preclude a jurisdiction from planning to ensure that there are adequate sites and zoning available to accommodate its share of the projected regional housing need. In addition, Government Code Section 65583(b)(2) recognizes that the total housing needs identified may exceed available resources and the community's ability to satisfy housing need.





BACKGROUND:

The following is a chronology of the events related to Norwalk's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Kurt Anderson, Community Development Director, City of Norwalk, indicating the Draft household forecast as follows:

2008 Households 27,142

2020 Households 27,467 (325 increment from 2008) 2035 Households 27,830 (688 increment from 2008)

2. On November 12, 2009, a memo was sent to SCAG from Ms. Jessica Serrano, Senior Planner, City of Norwalk, and carbon copied to Mr. Bing Hyun, Planning Manager, City of Norwalk, informing SCAG that the City believes that SCAG's household projections for 2020 and 2035 are inflated. As described in the transmittal, SCAG's projections assume future annual housing growth in the range of 24 to 27 units per year from 2008 to 2035, which exceeds current trends. The City's recent DOF-HU Housing Unit Change Form (as sent to the Department of Finance) was provided to SCAG to support this assertion. In the form, the City reported an addition of 15 housing units in 2007. The City did not provide an alternative household projection figure for consideration by SCAG.

In response to the input received, SCAG staff adjusted its household forecast to incorporate the City of Norwalk's input as follows:

2008 Households 27,140 (a decrease of 2 households)

2020 Households 27,380 (240 increment from 2008, a decrease of 87 households) 27,680 (540 increment from 2008, a decrease of 150 households)

3. On May 13, 2011, an email was sent from SCAG to Mr. Kurt Anderson, Community Development Director, City of Norwalk, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent included information for all local jurisdictions in the Gateway Cities COG and indicated that the City of Norwalk's Draft household forecast was adjusted as follows:

2008 Households 27,126

2020 Households 27,368 (242 increment from 2008, a decrease of 12 households due to Census

adjustment)

2035 Households 27,668 (542 increment from 2008, a decrease of 12 households due to Census

adjustment)

In addition, SCAG also provided other household information:

2010 Census (4/1/2010) 27,130 2011 DOF (1/1/2011) 27,134 2021 RHNA Projection Period (1/1/2014 - 10/1/2021) 259



- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Norwalk for their input. The City did not return the surveys to SCAG.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Norwalk is 201.
- 6. On February 6, 2012, SCAG sent a letter to Mr. Michael J. Egan, City Manager, City of Norwalk, indicating the Draft RHNA Allocation for the City of Norwalk.
- 7. On April 18, 2012, Ms. Jessica Serrano, Senior Planner, City of Norwalk, initiated a phone call with Ma'Ayn Johnson, SCAG staff. Ms. Serrano asked Ma'Ayn Johnson about the basis for appeals since the City missed the revision request deadline. Ma'Ayn Johnson provided information on the basis for appeals and that the application would be posted online the week of April 23, 2012.
- 8. On May 25, 2012, SCAG received a RHNA appeal from Mr. Michael J. Egan, City Manager, City of Norwalk, based on changed circumstances. The City requested a reduction of 101 units from its Draft RHNA Allocation.

Summary Table

City of Norwalk	Source/Calculation	Figure
2011 Households	DOF	27,134
2020 Households	Correspondence #4	27,368
2021 Households	Interpolation	27,393
2011 to 2021 Projected	2021 Households – 2011	259
Household Growth (10.75	Households	
years)	-or-	
	= 27,393 - 27,134	
2014 to 2021 Projected	(10.75 year growth/10.75	187
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(259/10.75) \times 7.75$	

ANALYSIS:

The City of Norwalk submits an appeal and requests a RHNA reduction of 101 units based upon changed circumstances.

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: The City indicates that it was forced to dissolve its Redevelopment Agency as of February 1, 2012 and has experienced significant reductions in CDBG [Community Development Block Grant] and HOME [Home Investment Partnership Program] funds. As a result, the City argues that it does not have viable means to execute planned projects to provide affordable housing.



SCAG Staff Response: The Regional Housing Needs Assessment is a determination of future housing need rather than a building quota. A lack of funding for building housing, particularly for affordable units, does not preclude jurisdictions from planning to ensure that there are adequate sites and zoning available to accommodate the projected need. Thus, SCAG staff cannot consider the lack of funding to build affordable housing as a justification to reduce the City's projected housing need. Moreover, state law recognizes that the total housing needs may exceed available resources and the community's ability to satisfy this need, and allows a jurisdiction to address this matter during the housing element process.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Norwalk
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

of rs				RECEIV
May 24, 2012 Date:		City Jurisdiction:	of Norwalk	MAY 25 201
County:		Gate	way Cities	BY:
Contact: Bing H. Hyun	, Planning Manager	Phone/Email: (56		
APPEAL AUTHORIZED B	r :	PLEASE CHECK BE	ELOW:	
Michael I E	nan	Mayor ✓ Chief	Administrative Officer	City Manager
Name: Michael J. E		Chair of Other: County Board of Supervisors		
BASES FOR APPEAL*				
	e Government Code Sectior			
-	projected jobs-housing bala			
	rater infrastructure constrai			
	of land suitable for urban d	•		
· ·	ected from urban developm	-	al or state program	iS
• •	icies to preserve prime agric			
☐ Distribution Plans	n of household growth assu	med for purposes of com	nparable Regional T	ransportation
☐ Market dei	mand for housing			
☐ County-city	agreements to direct grow	th toward incorporated	areas of County	
	ts contained in assisted hou			
	ng cost burdens			
_	eds of farmworkers			
-	eds generated by the prese	nce of a university camp	us within a iurisdic	tion
☑ Changed Circumstar			,	
Brief Description of Appe		Outcome:		
The City was forced to dis significant reductions in C Firestone Corridor project 5-year Implementation Pla	solve its Redevelopment DBG and HOME funds. T to provide affordable hou	Agency as of February herefore, the City does ising, which was a plar	s not have viable ined project unde	means execute the r the City's adopted
List of Supporting Docum	entation, by Title and Nu	mber of Pages:		
1. City of Norwalk, Attachr	nent # 1, pages 1-5			
2.				
3.				
*Per Government Code Secti jurisdictions that have previous SCAG, except for appeals based	ously filed a revision request	t and do not accept the r	evision request find	
FOR STAFF USE ONLY:				
Date	Hearing Date:		Planner:	

CITY OF NORWALK ATTACHMENT #1

Introduction

The City of Norwalk reviewed the Draft RHNA for the next Housing Element planning cycle soon after its publication in late November 2011. In order to accommodate the City's share of the regional housing need, the City had planned to designate sites in the Firestone Corridor for residential use, which was located in a redevelopment project area and a planned project in the adopted Norwalk Redevelopment Agency's 5-year Implementation Plan.

Firestone Corridor Project

The Firestone Corridor encompasses an area located along the north side of Firestone Boulevard from Kalnor Avenue to Pioneer Boulevard. The area currently consists of 22 individual parcels and 36 lots, which are owned separately and range from 3,697 SF to 1.3 acres. The total land area within the Firestone Corridor is approximately 6 acres. The properties are currently zoned General Commercial (C-3) and have a General Commercial Land Use designation and abut Multi-Family Residential (R-3) properties to the north. Some types of establishments that currently exist on those parcels are: motels, retail stores and offices.

In order to create viable sites for housing units within the Firestone Corridor, the powers and funds of the Norwalk Redevelopment Agency were to be exercised for land acquisition, consolidation of the many small lots and providing other project subsidies to facilitate affordability. Given the Redevelopment Agency's previous history in partnering in the development of affordable multifamily, high density housing, the density could have been up to 50 dwellings per acre (similar to The Palms Country Club Apartments, a previous housing development assisted by the Redevelopment Agency, which consists of 249 units on a 5 acre site).

The Firestone Corridor project could have potentially produced 300 housing units at a density of 50 dwellings per acre. Through the Redevelopment Agency's inclusionary housing requirements, at least 15% of these units would have been made affordable to low- and moderate-income households and, of these, 40% would have been made affordable to very-low income households.

Table 1 outlines the projected number of housing units by affordability within the Firestone Corridor:

Table 1
Firestone Corridor Projected Housing Units

Affordability Category	Number of Anticipated Units
Very Low	52
Low	31
Moderate	33
Above Moderate	184
Total units	300

The Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds, in combination with other funding programs, were anticipated to be used to enable the development of lower income, moderate and above moderate housing units within the Firestone Corridor.

Changes in Circumstances

The City has experienced multiple changes in circumstances which now prevent it from executing the Firestone Corridor project to meet the City's share of the regional housing need.

The most drastic change was that the City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. Consequently, the City is left without a viable means of consolidating lots in order to create developable sites for affordable multifamily, high density housing.

According to the City's Finance Department, the City lost \$6,900,000 in Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds and \$9,200,000 in a low income housing bond that the City had issued as of February 1, 2012. According to funding projections contained in the Norwalk Redevelopment Agency's 5-year Implementation Plan, the total amount that was anticipated to be allocated to the Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds between 2012 and 2021, which include the next Housing Element planning cycle, is approximately, \$20,247,828.

The City also experienced significant reductions in funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME), which are funds that were also anticipated to be used to assist with land acquisition and assembly for the Firestone Corridor project. This year and last year, the City experienced a reduction of \$602,176 (36% reduction) in CDBG funds and \$321,000 (56% reduction) in HOME funds that the City would have received annually. When calculating this annual reduction over the span of 8 years in the next Housing Element

planning cycle, the total loss in funding is approximately \$4,817,408 in CDBG funds and \$2,568,000 in HOME funds.

Table 2 outlines the total loss in funding for affordable housing that would have been available to the City during the next Housing Element planning cycle:

Table 2
Affordable Housing Funding Reductions
February 1, 2012 - October 30, 2021

Program	Amount Lost
Existing Low and Moderate Housing Set-Aside Funds as of February 1, 2012	-\$6,900,000
Existing Housing Bonds as of February 1, 2012	-\$9,200,000
Projected Low and Moderate Housing Set- Aside Funds from February 1, 2012 - October 30, 2021	-\$17,755,000
Projected CDBG funds from February 1, 2012 - October 30, 2021	-\$4,817,408
Projected HOME funds from February 1, 2012 - October 30, 2021	-\$2,568,000
Total Loss	-\$41,240,408

The City has experienced a total loss of approximately \$41.2 million that was anticipated to be used to provide affordable housing in the next Housing Element planning cycle between January 1, 2014 - October 30, 2021, including the loss of Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reductions in CDBG and HOME funds. Given the economic conditions now and into the foreseeable future, it is the City's opinion that the private sector will be unable to acquire individual lots, assemble them into a viable site, and construct affordable housing units without some form of subsidy.

In absence of Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. But, given the economic downturn which has forced Federal and State agencies to reduce funding available to cites, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make

attempts to seek replacement funding assistance for affordable housing from the following programs:

- California Housing Finance Agency (CHFA) Multiple Rental Housing Program;
- Section 202;
- Low Income Housing Tax Credit (LIHTC);
- Multi-Family Housing Program (MHP);
- Downtown Rebound;
- Los Angeles County Mortgage Revenue Bond;
- California Community Reinvestment Corporation (CCRC);
- Federal Home Loan Bank Affordable Housing Program;
- Low Income Housing Fund (LIHF); and
- Private Lenders.

Conclusion

For the circumstances listed above, the City is respectfully appealing the RHNA allocation and requesting a revision from 201 housing units (Table 3) to 100 housing units (Table 4). Designating sites to accommodate the revised RHNA of 100 total housing units will still be a major challenge. However, it may provide an opportunity to identify sufficient sites outside the Firestone Corridor that can be developed with affordable housing.

Table 3
City of Norwalk
Share of Regional Housing Needs
January 1, 2014 - October 30, 2021

Income Group	Number	Percent
Very Low	52	25.9%
Low	31	15.4%
Moderate	33	16.4%
Above Moderate	85	42.3%
Total:	201	100.0%

Source: Southern California Association of Governments, *Draft Regional Housing Needs Allocation Plan*

Table 4
City of Norwalk
Share of Regional Housing Needs
January 1, 2014 - October 30, 2021 REVISED

Income Group	Number	Percent
Very Low	26	26.0%
Low	15	15.0%
Moderate	16	16.0%
Above Moderate	43	43.0%
Total:	100	100.0%

Source: Southern California Association of Governments, *Draft Regional Housing Needs Allocation Plan*

4.4 Appeal from the City of Pico Rivera

Agenda Item 4.4

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Pico Rivera

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Pico Rivera requests a RHNA reduction based on several local planning factors. The local planning factors cited for appeal include: sewer or water infrastructure constraints for additional development; availability of land suitable for urban development or for conversion to residential use; market demand for housing; and high housing cost burdens. Because of these constraints, the City of Pico Rivera requests an unspecified reduction to its Draft RHNA Allocation of 850 units and to redistribute the need for very low income and low income households from its Draft RHNA Allocation.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Pico Rivera's appeal to reduce its Draft Allocation. Per Government Code Section 65584.04(d)(2)(A), the jurisdiction must prove a lack of sewer capacity beyond its control, however, the City has not provided evidence of such. Moreover, per Government Code Section 65584.04(d)(2)(B), SCAG cannot restrict consideration of suitable sites to a jurisdiction's current zoning and land use policies, and per Section 65584.04(f), SCAG cannot consider a jurisdiction's General Plan as a justification to reduce its share of regional housing need. Finally, a redistribution of select income categories would be inconsistent with the adopted RHNA Methodology and its application under Government Code Section 65584.04 and 65584.05. The City also did not specify or provide a justification for a specific change in its assignment of housing need.



BACKGROUND:

The following is a chronology of the events related to Pico Rivera's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Jeff Brauckmann, Community Development Director, City of Pico Rivera, indicating the Draft household forecast as follows:

2008	Households	16,610
2020	Households	17,680 (1,070 increment from 2008)
2035	Households	18,746 (2,136 increment from 2008)

- 2. On December 2, 2009, the City's input was received from Ms. Julia Gonzalez, Deputy Director of Planning, City of Pico Rivera, to SCAG. The City indicated as part of their input that it agreed with the population projections but disagreed with the household and employment totals.
- 3. On May 13, 2011, an email was sent from SCAG to Mr. Jeff Brauckmann, Community Development Director, City of Pico Rivera, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the City's Draft household forecast was adjusted as follows:

```
    Households 16,675
    Households 17,625 (950 increment from 2008, a reduction of 120)
    Households 18,691 (2,016 increment from 2008, a reduction of 120)
```

In addition, SCAG also provided the City this additional household information in detail:

2010	Census (4/1/2010)	16,566
2011	DOF (1/1/2011)	16,566
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	17,717

- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Pico Rivera for their input. The City did not return the surveys to SCAG.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee agenda. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Pico Rivera is 850.
- 6. On February 2, 2012, Ms. Julia Gonzalez, Deputy Director of Planning, City of Pico Rivera, requested a copy of the May 13, 2011 email and the associated data sent to the local jurisdictions. Javier Minjares, SCAG staff, sent a copy of the material to Ms. Gonzalez on the same day.
- 7. On February 6, 2012, SCAG sent a letter to Dr. Ronald Bates, City Manager, City of Pico Rivera, indicating the Draft RHNA Allocation for the City of Pico Rivera.



- 8. On March 15, 2012, SCAG received a RHNA revision request from Ms. Debbie Lopez, Assistant City Manager, City of Pico Rivera, based on existing or projected job-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, distribution of household growth assumed for purposes of comparable Regional Transportation plans, market demand for housing, and high housing cost burdens. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation.
- 9. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Pico Rivera. After the City of Pico Rivera presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of an unspecified number of units.
- 10. On May 25, 2012, SCAG received a RHNA appeal from Mr. Ben Martinez, Planning Director, City of Pico Rivera, based on several local planning factors. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation and to redistribute the need for very low income and low income households from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	16,566
2020 Households	5/13/11 Adjustment	17,625
2021 Households	Interpolation	17,717
2011 to 2021 Projected	2021 Households – 2011	1,151
Household Growth (10.75	Households	
years)	-or-	
	= 17,717-16,566	
2014 to 2021 Projected	(10.75 year growth/10.75	830
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(1,151/10.75) \times 7.75$	



ANALYSIS:

The City of Pico Rivera submits an appeal and requests a RHNA reduction of an unspecified amount based on several local planning factors. Planning factors cited include sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, market demand for housing, and high housing cost burdens.

Local Planning Factors

(1) <u>Sewer or water infrastructure constrains for additional development [Govt. Code Section</u> 65584.04(d)(2)(A)]

Issue: The City of Pico Rivera provides information on its sewer system capacity and results from an evaluation of the system. The City states that based on the evaluation results, it will remediate hydraulically deficient sewer lines with the construction of a larger replacement line with adequate design capacity. However the City writes that funding is limited for sewer upgrades.

SCAG Staff Response: No evidence has been provided by the City to indicate, per Government Code Section 65584.04(d)(2)(A), that there is a lack of water or sewer capacity for the jurisdiction based on external factors beyond its control. Specifically, Government Code Section 65584(d)(2)(A) is intended to consider constraints to additional housing based on a "lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period." Based upon staff's review, the City of Pico Rivera's 2010 Sewer/Water Infrastructure Management Plan does not support the City's argument that it is precluded from providing the necessary sewer or water infrastructure to accommodate future housing development. For these reasons, SCAG staff does not recommend a reduction to the City's Draft RHNA Allocation based on this planning factor.

(2) Availability of land suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: In its appeal, the City of Pico Rivera writes that it is built out and vacant land is scarce. In addition, to meet its 4th RHNA cycle Allocation of 855 units the City converted industrial and commercial land uses, which were already limited in the City. The City writes that it needs a tax base.

SCAG Staff Response: Per Government Code Section 65584.04(d)(2)(B), SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and/or land use policies and restrictions. Although the City has indicated that its current housing element is limited in its capacity to accommodate future housing need, Government Section 65584.04(d)(2)(B) requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's projected growth and allocated need. For this reason, SCAG staff does not recommend a housing need reduction based on this planning factor.



(3) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City argues that it has not received any applications to meet the housing demand of its 4th RHNA Allocation of 855 units. According to the City, only 44 units have been built in the last RHNA planning period. The City's population has decreased according to the 2010 Census and therefore the City expects a continued lower growth rate in the next RHNA cycle. In addition, the City is experiencing a high foreclosure rate and expects to have a larger inventory of housing.

SCAG Staff Response: The purpose of the RHNA process is to identify future housing need for all income categories for each jurisdiction during a projection period. Jurisdictions are required to demonstrate in their respective housing elements a sites and zoning analysis to accommodate future housing need and are not penalized if these units do not get built. While permits issued document prior construction activity, it does not necessarily predict future development associated with projected growth.

SCAG's adopted RHNA Allocation Methodology also took into account all indicators of market demand, including trends of building permits, household growth, employment growth and population growth, and incorporated the latest economic statistics and updated data from the 2010 Census.

With regard to a high foreclosure rate, some jurisdictions are experiencing an abnormal amount of vacancies significantly above normal market conditions. As part of the adopted RHNA Allocation Methodology, SCAG applied a RHNA future need vacancy credit to each jurisdiction with vacant units exceeding the California Department of Housing and Community Development (HCD) approved healthy market vacancy rate levels for owner and renter housing. According to the 2010 Census data, the City's existing vacancies do not exceed its healthy market vacancy levels. Therefore, the City of Pico Rivera did not receive a vacancy credit as part of its Draft Allocation. For these reasons, SCAG staff does not recommend a reduction from the City's Draft RHNA Allocation based on this planning factor.

(4) High housing cost burdens [Govt. Code Section 65584.04(d)(7)]

Issue: The City lists high housing cost burdens as an additional basis for its revision request.

SCAG Staff Response: No further description or documentation was provided by the City to support this claim. Therefore, there is no information for which staff can analyze this planning factor as a basis for Pico Rivera's appeal. However, it should be noted that SCAG's adopted regional Allocation Methodology did take into account high housing cost burdens, including the recent depressed housing market and high inventory of distressed properties from foreclosures. These issues led to a persistent high level of vacancy rates in the foreseeable future. HCD evaluated this as part of SCAG's regional housing need determination by allowing the application of an excess vacant unit credit where it was appropriate when a healthy market level of vacancies was exceeded to reduce the projected future housing need.

Other Considerations (Lack of funding, limited street capacity)

Issue: As a result of the elimination of redevelopment agencies, the City contends that it lacks funds to encourage the development of low income housing or to participate in private development agreements. Additionally, according to the Traffic and Circulation Element of the City's General Plan, the City has limitations on its road capacity and speed. Small increases in flow will cause breakdowns in traffic movement by affecting their respective levels of service, which would cause a higher level of risk during



disasters and restricted City access. Finally, the City requests a redistribution of housing need for its very-low and low income categories.

SCAG Staff Response: The Regional Housing Needs Assessment is a determination of future housing need based on anticipated growth and is not a building quota. A lack of local, state or federal funding for constructing or subsidizing affordable housing units does not preclude jurisdictions from planning to ensure that there are adequate sites and zoning available to accommodate its projected fair share of future housing need by income category. Thus, SCAG staff cannot consider the lack of funding to build affordable housing as a justification to reduce the City's projected housing need.

With regard to road limitations, while the streets in question may currently lack capacity for more efficient levels of service, identifying suitable sites for future housing need does not preclude the City from updating its circulation element to accommodate more efficient levels of service. Additionally, Government Code Section 65584.04(f) prohibits SCAG from considering a standard of a City, such as a General Plan, that indirectly limits the number of building permits issued by the City as a justification for a reduction of its share of regional housing need. Therefore, SCAG cannot consider the street volume capacity from the City's General Plan as a justification to reduce the City's future housing need.

With regard to the redistribution of the very-low and low income housing need, the local distribution was determined using 2010 Census data and then a fair share adjustment of 110% towards the county income category distribution was applied to avoid an over concentration of future housing need compared to the county distribution, per adopted RHNA Allocation Methodology. Changes to a jurisdiction's Draft RHNA Allocation would apply to the total assignment rather than by income category. A redistribution of select income categories would be inconsistent with RHNA Methodology and its application under Government Code Section 65584.04 and 65584.05.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Pico Rivera
- 2. Supporting Documentation Provided by the City to Support Its Appeal





City of Pico Rivera COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

6615 Passons Boulevard · Pico Rivera, California 90660

(562) 801-4332 Fax (562) 949-0280

Web: www.pico-rivera.org · e-mail: avillanueva@pico-rivera.org

City Council

Councilmember

Bob J. Archuleta
Mayor
Gustavo V. Camacho
Mayor Pro Tem
David W. Armenta
Councilmember
Gregory Salcido
Councilmember
Brent A.Tercero

May 29, 2012

Southern California Association of Governments Attn: Hasan Ikhrata, Executive Director 818 W. Seventh Street, 12th Floor Los Angeles, CA 90017-3435

RE: 5th Regional Housing Needs Assessment (RHNA) Revision Request

Dear Mr. Ikhrata:

Thank you for your time and for allowing the City to present a case for a lower RHNA distribution. The City believes the allocation and income distribution is not attainable and therefore should be decreased. However, the City of Pico Rivera would like to sit down with your staff to discuss the RHNA allocation and come to a consensus on the appropriate numbers based on the following:

- The City is built out and vacant land is scarce. In the 2006-2014 RHNA Cycle, the City
 has not received any applications nor inquiries to meet such a high housing demand of
 855 units for a city that is eight square miles. The City does not own property large
 enough nor has sufficient funds to meet RHNA demands.
- The City lacks the funds to encourage development or participate in private development agreements. Inclusive, the changes in redevelopment law further limit the City's capacity to encourage low-income housing.
- The City is experiencing a high foreclosure rate. One in every 323 units have received a
 foreclosure filing according to Realty Trac. Hence, the City expects to have larger
 inventory of housing.
- The City's population has decreased from the 2000-2010 Census by 486. Therefore, the City expects a continued lower growth rate in the future RHNA cycle.
- 5. Only 44 units have been built in the 2006-2014 RHNA Cycle, even though 855 units were allocated.
- 6. The City is surrounded by two rivers; Rio Hondo and San Gabriel River. The major City thoroughfare of Rosemead Boulevard has a poor Volume Capacity of D and E. D represents a high density. Speed and freedom to maneuver are severely restricted, and the driver experiences poor level and convenience. E represents operation conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement. This poses an unexpected risk should a disaster and access outside of the City is limited.

RHNA REVISION REQUEST May 29, 2012 Page 2

- In order to meet the current RHNA number of 855, the City had to convert industrial and commercial land uses, which are already limited in the City. The City needs a tax base.
- 8. The City estimates \$7.5 million in sewer upgrades in the next five years. Funding is limited and the City has experienced recent layoffs.

We appreciate your time and continued support. Should you have any questions please call me at (562) 801-4332.

Sincerely,

Benjamin A. Martinez

Community and Economic Development Director



Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

TS .	
5/29/12 Date:	Jurisdiction: City of Pico Rivera
County:Los Angeles	Subregion:
Contact: Julia Gonzalez	Phone/Email: (562) 801-4332
APPEAL AUTHORIZED BY:	PLEASE CHECK BELOW:
Name: Ben Martinez	Mayor ☐ Chief Administrative Officer ☐ City Manager ☐ Chair of Other: Planning Diff County Board of Supervisors
BASES FOR APPEAL*	
 ☑ Availability of land suitable for ☐ Lands protected from urban de ☐ County policies to preserve prin ☐ Distribution of household grow Plans ☑ Market demand for housing ☐ County-city agreements to dire ☐ Loss of units contained in assist ☑ High housing cost burdens ☐ Housing needs of farmworkers 	ing balance constraints for additional development urban development or for conversion to residential use evelopment under existing federal or state programs me agricultural land oth assumed for purposes of comparable Regional Transportation ect growth toward incorporated areas of County
Brief Description of Appeal Request and Des	sired Outcome: tion and redistribute the need for very-low income and low-income
category.	
List of Supporting Documentation, by Title a	and Number of Pages:
1. Realty Trac Foreclosure rate	
2. 2010 Sewer/Infrastructure Management P	lan
3. General Plan Existing Roadway Segment	Volume Capacity
	reals to the draft RHNA Allocation Plan can only be made by request and do not accept the revision request findings made by dology and changed circumstances.
FOR STAFF USE ONLY:	, see the second

City of Pico Rivera



Sanitary Sewer Management Plan Final Report July 27,2009



Submitted by:

Advanced Applied Engineering, Inc. 1815 E. Heim Ave. Suite 100 Orange, CA 92865 Phone: 714-940-0100

rate, velocity, depth of flow, and capacity for each sewer line. The model is also used to identify capacity deficiencies and to size improvements.

Closed Circuit Television Inspection

Los Angeles County Department of Public Works completed the Closed Circuit Television Inspection (CCTV) inspection for 280,343 linear feet of the City's sewer system. These inspections were reviewed and analyzed to determine where structural deficiencies occur within the City's wastewater system.

Sewer System Capacity Evaluation Criteria

To minimize the potential for sanitary sewer overflows (SSOs), the system is sized to convey the peak wet weather flow (PWWF). The PWWF is defined to be equal to the peak dry weather flow (PDWF); plus a contingency for groundwater/seawater infiltration and rainfall dependent inflow, or Infiltration and Inflow (I&I).

Hydraulic equations, friction factors and percent capacity are used to define the design capacity of the sewer lines. Determination of design capacity is as follows. For all pipes, design capacity was based on the pipe flowing at a depth equal to 75 percent of its diameter at the peak wet weather flow. Reserve capacity was provided for variations in estimated flows and peaking, total infiltration and inflow allowance, and for redevelopment. Sewer lines were considered to be over-capacity if they cannot convey the peak wet weather flow using 75 percent of actual capacity (d/D greater than 0.75) based on the hydraulic criteria. The remaining 25 percent is allowed for infiltration and inflow, reserve capacity contingency and variations in flows.

Sewer System Capacity Evaluation Results

Based on the output from the collection system model for existing and future loading conditions, hydraulic deficiencies are identified within the existing system. The sewer lines with flows that exceed the design capacity (d/D greater than 0.75) were identified. Once these hydraulically deficient lines were identified, the replacement pipe diameter required to remediate the hydraulic deficiency using the existing slope was determined.

Two options were considered for remediation of the hydraulic deficiencies; to construct a parallel line to relieve flow from the hydraulically deficient line, and to construct a larger replacement line with adequate design capacity. Generally, the disadvantage of using a parallel line is that it increases overall operations and maintenance costs by adding new lines to the system that require cleaning and maintenance, and in some cases, existing utilities may not provide an adequate corridor for construction. For these reasons, the City has chosen to remediate hydraulically deficient sewer lines with construction of a larger replacement line with adequate design capacity.

Capital Improvement Program (CIP)

The City's Capital Improvement Program (CIP) is intended to perform all needed sewer related projects to assure the appropriate operation of the existing sewer system. To do so, the City will upgrade all hydraulically deficient sewer lines in addition to replacement or rehabilitation of structurally damaged lines. A total of 14,086 linear feet of sewer pipe with flows that exceeded the design capacity (d/D ratio \geq 0.75) were identified and recommended for replacement in order to remediate the hydraulic deficiency using the existing slope. Priority was given to sewer pipe segments that were found to be both

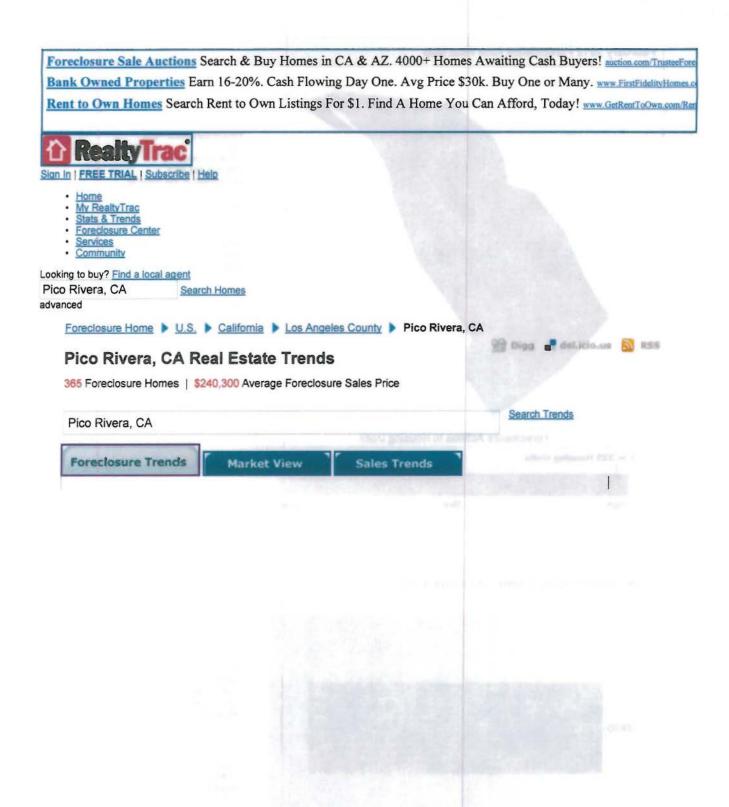
hydraulically and structurally deficient through hydraulic modeling and CCTV review. The total estimated capital improvement cost for these projects is \$7,522,301.

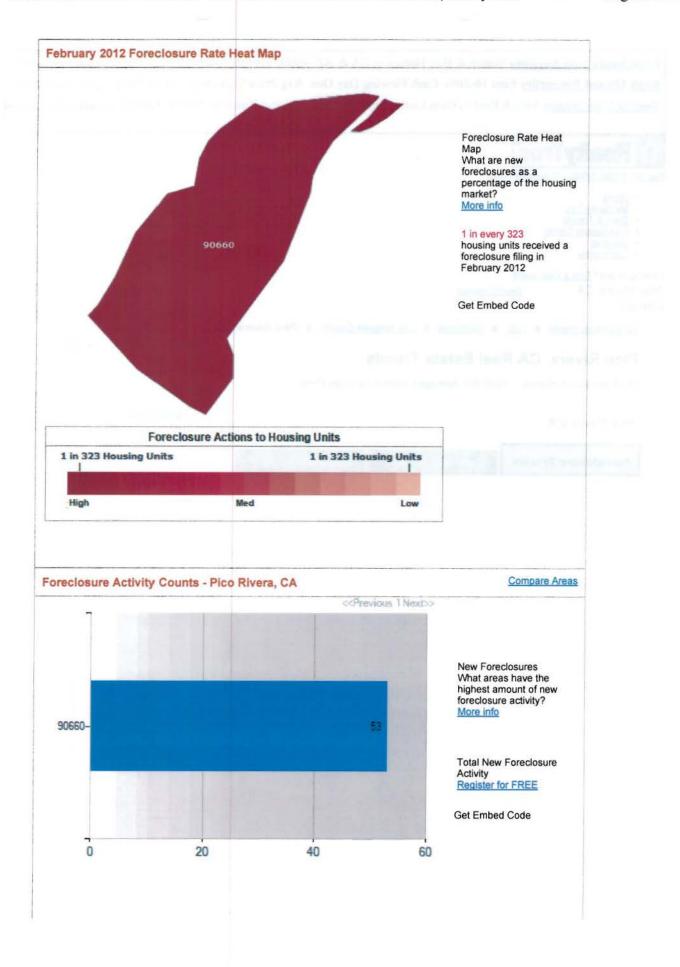
Prioritized CIP Schedule

The City's Capital Improvement Program (CIP) was developed based on improvement priorities. Due to the nature of the improvements, most of these projects are to be constructed over a 5 year span with the City budgeting 1.5 million dollars for each year. These projects will begin in the 2010-2011 fiscal year and will continue through the 2014-2015 fiscal year. Table 3 shows the 5-year Capital Improvement Program as recommended by the 2009 Sewer Master Plan.

Table 5
5-Year Capital Improvement Program

Year	Replacement of Structurally Damaged Sewer Lines	Replacement of Hydraulically Deficient Sewer Lines	Total per 2009 Cost	Total
First Year: 2009-2010	\$1,500,000	\$0	\$1,500,000	\$1,500,000
Second Year: 2010-2011	\$382,625	\$1,045,947	\$1,428,571	\$1,500,000
Third Year: 2011-2012	\$700,000	\$660,544	\$1,360,544	\$1,500,000
Fourth Year: 2012-2013	\$241,312	\$1,054,444	\$1,295,756	\$1,500,000
Fifth Year: 2013-2014	\$0	\$1,252,401	\$1,252,401	\$1,522,301
Total	\$2,823,937	\$4,013,335	\$6,837,273	\$7,522,301





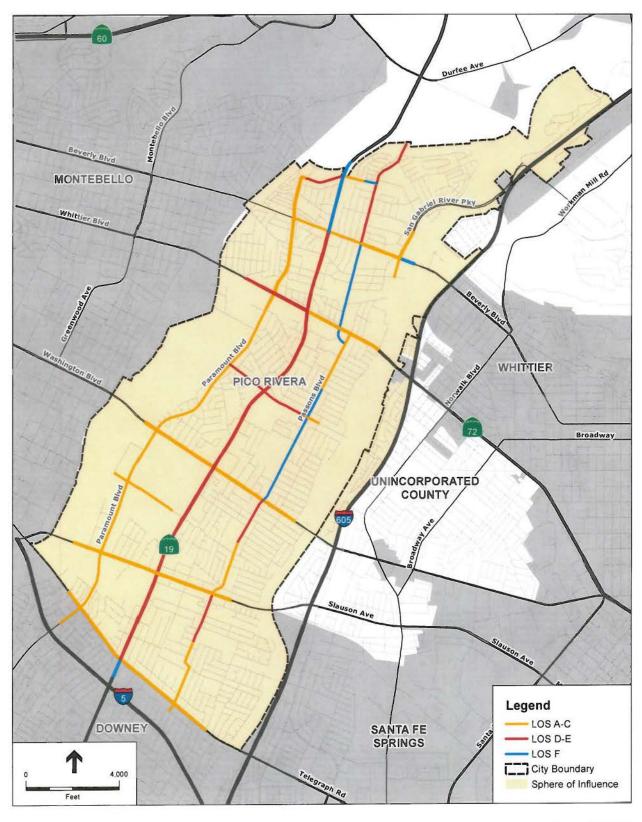


Figure 4-4
Existing Roadway Segment Volume to Capacity

Source: ESA, 2011

4. Circulation & Transportation

Table 4-4 Existing Roadway Segment Volume to Capacity Analysis

Roadway	Segment Limits	Roadway Section	Roadway Capacity ¹	Existing Volume	V/C	LOS
	W of Rosemead Boulevard	4U	14,000	12,300	0.88	D
Gallatin Road	E of Rosemead Boulevard	4D	14,000	9,700	0.69	В
	W of Durfee Avenue	2U	7,000	7,700	1.10	F
	W of Paramount Boulevard	5D	41,667	33,200	0.80	D
	Paramount Boulevard to Rosemead Boulevard	6D	50,000	26,100	0.52	А
Beverly Boulevard	Rosemead Boulevard to Durfee Avenue	6D	50,000	36,100	0.72	С
	Durfee Avenue to San Gabriel River Parkway	6D	50,000	32,300	0.65	В
	E of San Gabriel River Parkway	4U	33,333	34,700	1.04	F
	W of Paramount Boulevard	4D	33,333	27,200	0.82	D
	Paramount Boulevard to Rosemead Boulevard	5D	41,667	23,500	0.56	А
Whittier Boulevard	Rosemead Boulevard to Durfee Avenue	5D	41,667	27,700	0.66	В
	Durfee Avenue to Passons Boulevard	5D	41,667	27,200	0.65	В
	E of Passons Boulevard	5D	41,667	29,600	0.71	С
	Paramount Boulevard to Rosemead Boulevard	2U	7,000	7,100	1.01	F
Mines Avenue	Rosemead Boulevard to Passons Boulevard	2U	7,000	7,400	1.06	F
	E of Passons Boulevard	2U	7,000	2,900	0.41	Α
	W of Paramount Boulevard	6D	50,000	36,900	0.74	С
Washington Boulevard	Paramount Boulevard to Rosemead Boulevard	6D	50,000	36,100	0.72	С
	Rosemead Boulevard to Passons Boulevard	6D	50,000	36,000	0.72	С
	E of Passons Boulevard	6D	50,000	37,700	0.75	С
1 - 1 - 1 - 1	W of Paramount Boulevard	2U	8,000	1,600	0.20	Α
Rex Road	Paramount Boulevard to Rosemead Boulevard	2D	8,000	4,600	0.58	А
	E of Rosemead Boulevard	2U	8,000	4,700	0.59	А
	W of Paramount Boulevard	6D	50,000	26,200	0.52	А
Slauson Avenue	Paramount Boulevard to Rosemead Boulevard	6D	50,000	30,300	0.61	В
	Rosemead Boulevard to Passons Boulevard	6D	50,000	31,600	0.63	В
	E of Passons Boulevard	6D	50,000	37,700	0.75	С
	W of Paramount Boulevard	6D	50,000	25,200	0.50	Α
Felegraph Road	Paramount Boulevard to Rosemead Boulevard	6D	50,000	25,100	0.50	А
and a second	Rosemead Boulevard to Passons Boulevard	6D	50,000	32,800	0.66	В
	E of Passons Boulevard	6D	50,000	27,800	0.56	Α

4. Circulation & Transportation

Table 4-5 Intersection Values and Capacity Utilization

		AM Peak Hour		PM Peak Hour	
Intersection	Traffic Control ³	V/C	LOS	V/C	LOS
Paramount Blvd. / Beverly Blvd.	TS	0.67	В	0.80	D
Paramount Blvd. / Whittier Blvd.	TS	0.73	С	0.77	С
Paramount Blvd. / Mines Av.	TS	0.44	Α	0.61	В
Paramount Blvd. / Washington Blvd.	TS	0.91	E	0.89	D
Paramount Blvd. / Rex Rd.	TS	0.45	Α	0.62	В
Paramount Blvd. / Slauson Av.	TS	0.74	С	0.77	С
Paramount Blvd. / Telegraph Rd.	TS	0.78	С	0.80	D
Rosemead Blvd. / Gallatin Rd.	TS	0.89	D	0.90	E
Rosemead Blvd. / Beverly Blvd.	TS	0.86	D	0.95	E
Rosemead Blvd. / Whittier Blvd.	TS	0.78	С	0.88	D
Rosemead Blvd. / Mines Av.	TS	0.65	В	0.69	В
Rosemead Blvd. / Washington Blvd.	TS	0.83	D	0.94	E
Rosemead Blvd. / Rex Rd.	TS	0.57	Α	0.65	В
Rosemead Blvd. / Slauson Av.	TS	0.80	D	0.90	D
Rosemead Blvd. / Telegraph Rd.	TS	0.92	E	0.97	E
Durfee Av. / Gallatin Rd.	AWS	10.0	Α	10.7	В
Durfee Av. / Beverly Blvd.	TS	0.73	С	0.77	С
Durfee Av. / Whittier Blvd.	TS	0.73	С	0.66	В
Passons Blvd. / Whittier Blvd.	TS	0.66	В	0.64	В
Passons Blvd. / Mines Av.	AWS	12.2	В	12.9	В
Passons Blvd. / Washington Blvd.	TS	0.83	D	0.76	С
Passons Blvd. / Slauson Av.	TS	0.75	С	0.71	С
Passons Blvd. / Telegraph Rd.	TS	0.61	В	0.50	А
San Gabriel River Pkwy./ Beverly Blvd.	TS	0.91	E	0.88	D

AWS = All Way Stop; TS = Traffic Signal

Source: Pico Rivera General Plan Update Draft Traffic Report, Urban Crossroads 2010

Passons Grade Separation Project

The City of Pico Rivera is working in partnership with Caltrans and the Burlington Northern & Santa Fe (BNSF) Railroad Company on the Passons Boulevards Grade Separation Project, which is located in the southern portion of the City of Pico Rivera. The project is being implemented substantially enhance safety and traffic flow on surface streets along this segment of the rail corridor

by increasing the separation between trains and motor vehicle traffic.

Safety is a major factor behind the City's desire to have the underpass built, as several fatalities have occurred over the past several years. Removing the at-grade crossing will also eliminate the need for trains to sound their horns as they approach Passons Boulevard, and eliminate the wait time

BOLD = Unsatisfactory level of service per current City standards.

When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning

vehicles to travel outside the through lanes.

Volume/Capacity and level of service calculated using the following analysis software: Traffix (Version 8.0 R1, 2008) for signalized and unsignalized intersections. The signalized intersections have been analyzed using ICU methodology. Unsignalized intersections have been analyzed using HCM methodology and level of service is based on average control delay (seconds).



Level of Service

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS), as shown in Table 4-2, Levels of Service. LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS "A", representing completely free-flow conditions, to LOS "F", representing breakdown in flow resulting in stop-and-go conditions. Various LOS policy standards have been established for evaluating observed traffic conditions, future development plans, and circulation system modifications. The Los Angeles County Congestion Management Program (CMP) specifies LOS "E" (volume/capacity ratio less than or equal to 1.00) as the operating standard for freeway segments (see Chapter 2 of the Los Angeles CMP for "Levels of Service for Freeway Segments") and arterial intersections on the CMP highway system. The 1993 Pico Rivera General Plan identifies LOS "C" as the operating standard for roadway segments, and LOS "D" as the operating standard for intersections.

Table 4-2, Levels of Service provides a description of current Levels of Service for roadway segments and intersections.

Traffic Volume

The 2010 daily traffic volumes for streets within the City of Pico Rivera were estimated by the following methodology: twenty four major intersections were identified in Figure 4-2, Traffic Analysis Locations, and were analyzed within the traffic report prepared for the General Plan update. Additionally, there were adjacent roadway segments (as identified in Table 4-2) that were analyzed within the traffic study. Peak hour counts along with some select 24-hour roadway counts were utilized to calculate the average daily traffic volumes for each of the adjacent roadway segments and intersections analyzed within the report.

Table 4-2 Levels of Service

Operating Conditions
vay Segments
LOS "A" represents free flowing traffic. Individual users are virtually unaffected by the presence of others in the traffic stream.
LOS "B" is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected but there is a slight decline in the freedom to maneuver.
LOS "C" is in the range of stable flow, but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.
LOS "D" represents high-density but stable flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience.
LOS "E" represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Small increases in flow will cause breakdowns in traffic movement.
LOS "F" is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations.
ections
LOS "A" describes operations with very low delay occurring with favorable progression and/or short cycle length.
LOS "B" describes operations with low delay occurring with good progression and/or short cycle lengths.
LOS "C" describes operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.
LOS "D" describes operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.
LOS "E" describes operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.
LOS "F" describes operations with delays unacceptable to most drivers. Intersection congestion is likely, with significant queue formation. Poor progression, long cycle lengths, and high traffic demand volumes may be major contributing causes to this condition. Traffic may be characterized by frequent stop-and-go conditions.

Source: 2004 Los Angeles County Congestion Management Program and 1993 City of Pico Rivera General Plan

4.5 Appeal from the City of Sierra Madre

Agenda Item 4.5

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Sierra Madre

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Sierra Madre requests a RHNA reduction based on several factors. They include: their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Allocation Methodology; and planning factors such as existing or projected jobshousing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development or for conversion to residential use, lands protected from urban development under existing federal or state programs, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, market demand for housing, loss of units contained in assisted housing developments, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus within a jurisdiction. Because of these constraints, the City of Sierra Madre requests a reduction of an unspecified number of units from its Draft Allocation of 55 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of Sierra Madre's appeal to reduce Draft Allocation. The City has not provided sufficient evidence that its water provider cannot provide adequate water supply during the planning period, pursuant to Section 65584.04 (d)(2)(A). Other factors the City has based its appeal upon do not warrant a reduction to its Draft RHNA Allocation since these factors have already been considered in the development of the City's Draft RHNA Allocation. Local growth input from the City gathered through the Integrated Growth Forecast process was incorporated into the RHNA process according to the adopted RHNA Methodology and was the basis for determining its RHNA share of future need in a manner that is consistent with state housing law requirements and prohibitions.



BACKGROUND:

The following is a chronology of the events related to Sierra Madre's Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Don Williams, Planning Director, City of Sierra Madre, indicating the Draft household forecast as follows:

2008	Households	4,832
2020	Households	4,972 (140 increment from 2008)
2035	Households	5,039 (207 increment from 2008)

2. On November 13, 2009, the City's input was received from Mr. Danny Castor, Director of Development Services, City of Sierra Madre, to SCAG as follows:

2008	Households	4,832
2020	Households	4,904 (72 increment from 2008, a decrease of 68 from SCAG forecast)
2035	Households	5,039 (207 increment from 2008, no change from SCAG forecast)

3. On May 13, 2011, an email was sent from SCAG to Mr. Danny Castro, Director of Development Services, City of Sierra Madre, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the City' Draft household forecast was adjusted as follows:

2008	Households	4,837
2020	Households	4,908 (71 increment from 2008, an increase of 1)
2035	Households	5,043 (206 increment from 2008, an increase of 1)

In addition, SCAG also provided the City this additional household information in detail:

2010	Census (4/1/2010)	4,837
2011	DOF (1/1/2011)	4,837
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	4,920

- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Sierra Madre for their input. The City did not return the surveys to SCAG.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Sierra Madre is 55.
- 6. On December 13, 2011, Ms. Leticia Cardoso, Senior Planner, City of Sierra Madre, sent an email to Ma'Ayn Johnson, SCAG staff, requesting the City's Draft RHNA Allocation. Ma'Ayn Johnson sent Ms. Cardoso a copy of the Draft RHNA Allocation for the City of Sierra Madre the same day.



- 7. On February 6, 2012, SCAG sent a letter to Ms. Elaine Aguilar, City Manager, City of Sierra Madre, indicating the Draft RHNA Allocation for the City of Sierra Madre.
- 8. On February 29, 2012, Ms. Leticia Cardoso, Senior Planner, City of Sierra Madre, sent an email to Ma'Ayn Johnson, SCAG staff, requesting the calculation of the Base Vacancy Need and the Vacancy Credit for Sierra Madre. Ma'Ayn Johnson replied to the request on the same day.
- 9. On March 15, 2012, SCAG received a RHNA revision request from Ms. Elaine Aguilar, City Manager, City of Sierra Madre, based on existing or projected job-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development, lands protected from urban development under existing programs, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, loss of units contained in assisted housing developments, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation.
- 10. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of Sierra Madre. After the City of Sierra Madre presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of an unspecified number of units.
- 11. On May 29, 2012, SCAG received a RHNA appeal from Ms. Elaine Aguilar, City Manager, City of Sierra Madre, based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology and several local planning factors. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	4,837
2020 Households	5/13/11 Adjustment	4,908
2021 Households	Interpolation	4,920
2011 to 2021 Projected	2021 Households – 2011	83
Household Growth (10.75	Households	
years)	-or-	
	= 4,920-4,837	
2014 to 2021 Projected	(10.75 year growth/10.75	60
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	=(83/10.75) x 7.75	



ANALYSIS:

The City of Sierra Madre submits an appeal and requests reduction in an unspecified amount of units based upon the following: their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Allocation Methodology; and a variety of local planning factors. Local planning factors cited include existing or projected jobs-housing balance, sewer or water infrastructure constraints for additional development, availability of land suitable for urban development, lands protected from urban development under existing programs, distribution of household growth assumed for purposes of comparable Regional Transportation Plans, loss of units contained in assisted housing developments, high housing cost burdens, housing needs of farmworkers, and housing needs generated by the presence of a university campus.

RHNA Methodology [Govt. Code Section 65584.05(d)(1)]

Issue: The City has indicated in its appeal application that it bases its appeal on how SCAG has applied adopted RHNA Allocation Methodology to determine the City's Draft RHNA Allocation, per Government Code Section 65584.05(d)(2). However, no statement or information from the City has been provided to support this appeal basis.

SCAG Staff Response: No statement or information was provided by the City to support this appeal basis. Thus, SCAG staff does not support a reduction of the City's Draft RHNA Allocation based on RHNA Methodology.

Local Planning Factors

(1) Existing and projected jobs and housing balance [Govt. Code Section 65584.04(d)(1)]

Issue: The City argues that it has a significant job-housing imbalance and that while the current City ratio is 0.63 jobs per housing unit, according to the City the optimal ratio is around 1.50 jobs per housing unit. According to its appeal, additional housing units would exacerbate the City's current jobs-housing relationship which it contends already favors the recommended number of housing units.

SCAG Staff Response: Per SCAG's adopted Allocation Methodology for this 5th cycle RHNA, SCAG has concluded that the existing and projected jobs-housing relationships are stable and appropriately maintained for SCAG local jurisdictions throughout the forecasting and planning horizon. The general presumption is that when providing local input on household growth, planning factors such as jobs-housing balance are included as part of the local input provided. Moreover, the adopted regional Allocation Methodology took into account each member jurisdiction's existing and projected jobs-housing relationship. These relationships were appropriately maintained for the City of Sierra Madre throughout the forecasting/planning horizons as part of the Integrated Growth Forecast development. For these reasons, SCAG staff does not recommend a housing need reduction based upon the jobs-housing balance planning factor.



(2) <u>Sewer or water infrastructure constraints for additional development [Govt. Code Section</u> 65584.04(d)(2)(A)]

Issue: As part of its appeal, the City submitted documentation in regards to its water supply constraints. The City argues that it has a limited supply of water resources, as indicated in a letter from its main water provider, Raymond Basin Management Board, and that this supply is declining.

SCAG Staff Response: State Housing Law requires that an external water provider must render a decision on water supply or distribution for this planning factor to apply. Specifically, Government Code Section 65584.04 (d)(A)(2) provides as a planning factor the following:

"Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period."

While the letter indicates that there is a declining supply of water, there is no evidence that the City's main water provider has made a decision that would preclude the City from providing water supply to accommodate future growth. Thus, SCAG staff does not recommend a housing need reduction based upon this factor.

(3) Availability of lands suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: In its submitted AB 2158 local planning factors survey as part of its appeal application, the City of Sierra Madre explains that it is a "built-out" community, and that its 610 acres of vacant land is unsuitable for high-density residential housing due to hillside and other topography issues. The City also argues it is important to maintain its commercially-zoned areas, as designated in its General Plan, to continue its economic viability and, additionally, there are no remaining vacant lots in these areas.

SCAG Staff Response: With regard to the City's argument that it is built-out, Government Code Section 65584.04(d)(2)(B) asserts that SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions, and provides that other types of opportunities must be examined. While the City may not have significant amounts of vacant land, it does not necessarily imply that the City cannot consider other opportunities for development. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(4) <u>Lands protected from urban development under existing federal or state programs [Govt. Code Section 65584.04(d)(2)(C)]</u>

Issue: The City writes in its AB 2158 local planning factors survey submitted with its appeal documentation that the Sierra Madre Mountain Conservancy holds a conservation easement over 1,403 acres within the City boundary and that these easements prohibit development of housing on these properties.



SCAG Staff Response: As part of the development of the household projections through the Integrated Growth Forecast process, SCAG staff surveyed all jurisdictions for their input on the projected household growth. The local input served as the basis for household projections so that local planning constraints, such as protected open space, could be identified prior to the AB 2158 local planning factors survey and prior to calculating the Draft RHNA Allocation. The City provided input to SCAG on its household growth projection. Additionally, the open space and easement in question have already been taken into account in the input the City provided to SCAG. Our understanding is that the easement has been in place for a while. Thus, SCAG staff does not recommend a further reduction based on this factor.

(5) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> Plans [Govt. Code Section 65584.04(d)(3)]

Issue: As part of its appeal, the City explains that because it is not within walking distance of an existing or planned transit station, development of higher density transit-oriented housing is not viable.

SCAG Staff Response: High density transit-oriented housing is one tool for identifying suitable sites, but other types of zoning or policies should be considered by a jurisdiction to accommodate its projected growth. Similar to the staff response on the availability of land suitable for urban development, a jurisdiction should explore alternative development opportunities such as infill development and underutilized land. Moreover, current transportation focused development, or lack thereof, does not preclude addressing future household need, and additional transportation opportunities may possibly occur. For these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(6) <u>Market demand for housing [Govt. Code Section 65584.04(d)(4)]</u>

Issue: The City states that its housing prices of \$390 per square foot are significantly higher than the County average, and that the cost of developing affordable housing would not be economically feasible without significant subsidies that are unavailable on the local level.

SCAG Staff Response: The purpose of the Regional Housing Needs Assessment process is to identify future household need for all income categories for each jurisdiction for a projection period. Jurisdictions are required to demonstrate in their respective housing elements a sites and zoning analysis to accommodate this need. Jurisdictions will not be penalized if these units do not get built. While there are limited resources available for the implementation and building of housing units, particularly for affordable units, it does not preclude jurisdictions from ensuring that there are adequate sites and zoning available to accommodate the projected need for all income levels. Thus, SCAG cannot consider the costs of implementation of housing to justify a reduction in projected housing need.

(7) <u>Loss of units contained in assisted housing developments [Govt. Code Section 65584.04(d)(6)]</u>

Issue: In its appeal application, the City has identified the loss of units contained in assisted housing developments as a basis for an appeal. However, in its AB 2158 local planning factors survey provided in its appeal application, the City indicated that there is no need to address the loss of low income housing units in its RHNA Allocation. The City explained that there is only one assisted housing development in the City, which is subject to a covenant to maintain low-income units until the year 2061.



SCAG Staff Response: SCAG accepts the jurisdiction's AB 2158 local planning factors survey response stating that there is no additional need resulting from the loss of low income units that would need to be addressed in its Draft RHNA Allocation. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(8) High housing cost burdens [Govt. Code Section 65584.04(d)(7)]

Issue: In its AB 2158 local planning factors survey provided as part of its appeal application, the City states that its residents are not characterized as experiencing high housing cost burdens, although they have indicated that high housing cost burdens are a basis for its appeal

SCAG Staff Response: SCAG staff accepts the jurisdiction's AB 2158 local planning factors survey response in that the City does not have high housing cost burdens that would need to be addressed in its Draft RHNA Allocation. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(9) Housing needs of farmworkers [Govt. Code Section 65584.04(d)(8)]

Issue: In its appeal application, the City has identified farmworker housing need as a basis for an appeal. However, in its AB 2158 local planning factors survey provided as part of its appeal application, the City indicated that no farmworker housing is needed in the City.

SCAG Staff Response: SCAG staff accepts the jurisdiction's AB 2158 local planning factors survey response in that the City does not have farmworker housing need that would need to be addressed in its Draft RHNA Allocation. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(10) Housing needs generated by the presence of a university campus within a jurisdiction [Govt. Code Section 65584.04(d)(9)]

Issue: In its appeal application, the City has identified student housing need generated by a university as a basis for an appeal. However, in its AB 2158 local planning factors survey provided as part of its appeal application, the City indicated that it does not have any universities within City boundaries and that the demand for student housing from other jurisdictions is insignificant.

SCAG Staff Response: SCAG staff accepts the jurisdiction's AB 2158 local planning factors survey response in that the City does not have housing need generated by a university that would need to be addressed in its Draft RHNA Allocation. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.



FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Sierra Madre
- 2. Supporting Documentation Provided by the City to Support Its Appeal





<u>Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request</u> All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

of TS	RECOVER
May 29, 2012 Date:	Jurisdiction: City of Sierra Madre
County:	Jurisdiction: City of Sierra Madre RECEIVED Subregion: San Gabriel Valley COG MAY 2 9 2012
Contact: Danny Castro, Dir. Dev. Services	Phone/Email: 626-355-7138
APPEAL AUTHORIZED BY:	PLEASE CHECK BELOW:
Name: Elaine Aguilar	Mayor Chief Administrative Officer ✓ City Manager Chair of Other: County Board of Supervisors
BASES FOR APPEAL*	
 ☑ Availability of land suitable for u ☑ Lands protected from urban dev ☐ County policies to preserve prim ☑ Distribution of household growth Plans ☑ Market demand for housing ☐ County-city agreements to direct Loss of units contained in assiste ☑ High housing cost burdens ☑ Housing needs of farmworkers 	onstraints for additional development urban development or for conversion to residential use velopment under existing federal or state programs are agricultural land the assumed for purposes of comparable Regional Transportation of growth toward incorporated areas of County and housing developments are presence of a university campus within a jurisdiction
List of Supporting Documentation, by Title a	nd Number of Pages:
Please see attached.	
2.	
3.	
	eals to the draft RHNA Allocation Plan can only be made by equest and do not accept the revision request findings made by lology and changed circumstances.
FOR STAFF USE ONLY: Date Hearing Dat	e: Planner:
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<u>Attachment to Fifth Regional Housing Needs Assessment (RHNA) Cycle</u> <u>Appeal Request - City of Sierra Madre</u>

The City of Sierra Madre hereby respectfully submits an appeal of its 2013-2021 RHNA allocation of 55 units, based on water supply constraints for additional development, as provided in more detail below, and in addition to the reasons stated in the City's prior submittal to SCAG of the AB 2158 Factors. The basis for the appeal is further confirmed by a letter recently received by the City of Sierra Madre from Anthony C. Zampiello, Executive Officer at Raymond Basin Management Board, verifying that water levels in the Santa Anita Subarea of the Raymond Basin have been declining due to a deficit between average annual inflow and outflow of water.

The City of Sierra Madre submitted a Revision Request of its 55 RHNA allocation to zero, and presented its case before the RHNA Subcommittee at the hearing on April 19, 2012, at which the Request was denied. A member of the RHNA Subcommittee expressed that if the City is still issuing building permits and there is no current building moratorium, it is hard to justify a RHNA reduction based on water supply constraints. While it is true the City continues to issue building permits and it has not established a building moratorium, the City's current zoning laws and General Plan policies have been established to maintain low density development in part to conserve the City's water supply. The City acknowledges that SCAG cannot consider local zoning or land use restrictions in determining available land. However, the fact remains that additional housing development at higher densities, which would increase the demand for water, would only worsen and accelerate the rate of the City's declining water supply as described in more detail below.

The City of Sierra Madre is located within the Raymond Groundwater Basin in the northwest portion of the San Gabriel Valley. The City has two sources from which it pumps, treats and distributes water—four wells drawing from the Eastern Unit of the Raymond Groundwater Basin, and two natural spring tunnels located in the City's foothills. Water pumped by the City is held in five reservoir sites and distributed to residential, commercial, industrial, and landscape irrigation connectors within the City.

Groundwater pumped from the Santa Anita Subarea (Eastern Unit) of the Raymond Groundwater Basin (via the aforementioned wells) is the primary water supply for the City. As stated in the City's 2010 Urban Water Management Plan (UWMP), through adjudication the City has the right to draw 1,764 acre feet of water per year from the aquifer. However, as confirmed in the 2010 UWMP, water from this source is not a reliable source of water in dry years or multiple dry years due to fluctuations in water level and the overall trend towards a decrease in water levels in the Eastern Unit. In fact, as shown on the Water Level Changes 1985/86 to 2004/05 map provided by the Metropolitan Water District of Southern California, there is a long-term decline in the water levels of the Raymond Groundwater Basin. More specifically, the decline of Sierra Madre Wells No. 3, 4, 5 and 6 are graphically represented in the exhibit prepared by Geoscience, enclosed herein for reference, titled "Hydrograph Wells in the Vicinity of the City of Sierra Madre" (East Raymond Basin).

As noted in the attached Groundwater Basin Reports¹, natural groundwater recharge to the Raymond Basin occurs through infiltration and percolation of rainfall and surface runoff from the San Gabriel Mountains. However, because recharge has not kept pace with consumption (i.e. the City is pumping more water than is being replaced), the City's groundwater supply levels have been in a downward trend since the 1970s, as illustrated by the Groundwater Elevation Trend Line in the Hydrograph Wells exhibit from Geoscience.

Water production from the two natural springs is extremely seasonal, and even at its greatest flow, provides roughly ten percent of the community's water. Thus it is not a reliable source of water to supplement the City's adjudicated right and allow for a greater population.

Finally, the City is a member of the San Gabriel Valley Municipal Water District, a State Water Project water provider. However, the City has no direct connection to that source of water and must rely on a neighboring community to produce the water from its wells and pump it to Sierra Madre. Not only is the water from this source costly, but more importantly, that city has advised Sierra Madre that it's water production/distribution system does not have adequate capacity to serve its own customers and the City of Sierra Madre during drought or hot weather. Thus that source of water is not reliable to supplement the diminishing groundwater supply in the East Raymond basin.

The increase in the density of residential development to meet both the current as well as the 2013-2021 Regional Housing Needs Assessment (RHNA) would increase the amount of impervious surfaces that can prevent groundwater recharge, further aggravating the long-term decline of water supply in the City. This, coupled with increased water consumption from an increase in population through denser development, would further exacerbate the ongoing water overdraft condition and the verified long-term decline of water supplies in the City, thereby quickening the pace at which water supplies could reach critical levels.

The City of Sierra Madre has implemented a mandatory water conservation plan to minimize the effects of a water shortage to the water customers of the City, to comply with the California Water Code, and to significantly reduce the delivery and consumption of water, thereby extending the period of available water to match the water which may be supplied or delivered to the distribution system of the City.

In sum, the city's water supply continues to decline, and the San Gabriel Valley Water District has stated that it will not provide additional water to the city during drought or hot weather. Simply, requiring additional population will exacerbate an already precarious water situation for the city and all of its residents.

¹ Chapter IV of the Groundwater Assessment Study prepared by the Metropolitan Water District of Southern California – September 2007

<u>List of Supporting Documentation, by Title and Number of Pages:</u>

- 1. AB 2158 Factors City of Sierra Madre (5 pp.)
- 2. Plate ES-4: Water Level Changes 1985/86 to 2004/05 Metropolitan Water District of So. Ca. (1 p.)
- 3. Figure 1: Hydrographic Wells in the Vicinity of the City of Sierra Madre (E. Raymond Basin) GeoScience (1 p.)
- 4. Chapter IV of the Groundwater Assessment Study Metropolitan Water District of So. Ca. 09/2007 (15 pp.)
- 5. Letter dated March 7, 2012 from Anthony C. Zampiello, Executive Officer of the Raymond Basin Management Board (7 pp.)

AB 2158 Factors - City of Sierra Madre

1) Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction.

Sierra Madre has a significant jobs/housing imbalance. Additional housing units would exacerbate that imbalance.

SCAG's Draft Integrated Growth Forecast determined an estimated 3,271 jobs were in the city in 2010. The 2010 Census counted 5,113 housing units in the city. Sierra Madre therefore has a .63 jobs per housing unit even though planning professionals believe the optimal ratio is roughly 1.50 jobs per housing unit.¹ Stated differently, Sierra Madre has nearly 2.4 times the recommended number of housing units.

Some might argue that the city should be allocated additional units because SCAG projects the city will gain 107 jobs by 2020 and another 61 by 2035. But even if these projections are accurate and no additional housing units were created in 25 years (both questionable assumptions), by 2035, the jobs to housing ratio would increase only slightly, to only .67 jobs per housing unit. In other words, even with these questionable assumptions, the jobs/housing imbalance would remain at well over 2.2 times the recommended ratio.

2) Lack of capacity for sewer or waste water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development.

Approximately ten percent of Sierra Madre's residences and commercial establishments are on septic systems. In theory, sewers could be built to those areas in the city where sewers do not currently exist. However, in some instances, due to topographical concerns, the construction or extensions of sewers would be cost prohibitive, rendering the development of multi-family housing infeasible.

Problems encountered in the operation of the City's sewer system include an aged system at risk of lateral or main failure, and root infestation into sewer mains.

3) Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land.

¹ See Jerry Weitz, Jobs-Housing Balance, APA Planning Advisory Service Report No. 516, p.4, available at: http://www.planning.org/pas/reports/subscribers/pdf/PAS516.pdf. The report cites two different studies. One study recommends a housing balance be between 1.4 and 1.6; the other recommends a balance between 1.3 and 1.7.

Sierra Madre is a predominately urbanized, built-out community characterized by low density single-family residential and commercial uses. The residential uses in Sierra Madre occupy 93 percent of the land area and commercial & light manufacturing occupy 4 percent of the land area, with the balance designated for other uses, such as institutional and municipal uses. Little land in this 3.03-square-mile City remains for new development.

Of the mere 610 acres of vacant land in the City, all but one is located within the Hillside Management Zone, a zone that allows development taking into consideration the significant constraints of the San Gabriel Mountains. For numerous reasons, the land within the Hillside Management Zone is unsuitable for high-density residential housing.

First, approximately one-half of the undeveloped hillsides are subject to conservation easements held in trust by the Sierra Madre Mountain Conservancy. Legally, such property cannot be developed.

Second, approximately 40 acres of land in the Hillside Management Zone are subject to flood control easements.

Third, these hillside areas are in the City's Very High Fire Hazard Zone. Within the last 2 to 3 years, the City recommended evacuation from existing hillside communities on numerous occasions due to wildfire concerns. The steep slopes, the high brush areas, and the abutting Angeles National Forest create a significant fire danger (exemplified by the recent Station Fire, just miles from the city boundary). Building multifamily units in this area would greatly increase the potential damage caused by wildfires.

Fourth, the area has been characterized by numerous landslide related dangers throughout the City's history. The urban/wildland interface areas above the city are most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to persons and property during rainfall events. Flood in these special risk areas can occur rapidly depending on the time transpired since a fire event, the frequency of rainfall events, the duration of rainfall events and the intensity of the precipitation. Moreover, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce. Therefore, residential areas below these facilities are potentially subject to post-fire debris flow damage. Adding high-density housing close to hillsides would exacerbate the potential danger of landslides.

Fifth, because of the steep slopes, significant grading would be required to allow for any buildable pads. The weight of multifamily housing would require significant and costly engineering improvements that would not be necessary for single family residences. Further, in some instances, construction of the necessary winding roads and infrastructure (sewer, electricity, etc.) would add significant cost. Collectively, these topography-related costs often would make the construction of multifamily housing economically infeasible. Moreover, as noted above, the hillside areas above the city are prone to major flooding and mudslides, especially in the years immediately following a brush fire in the foothills,

rendering these areas extremely hazardous to persons and property during rainfall events. Furthermore, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce, exposing residential areas below these facilities to significant risks of debris-flow damage.

With respect to potential residential development within commercial areas, just four percent (80 acres) of the Sierra Madre's land area is designated for commercial and light manufacturing use under the General Plan, and thus it is important for Sierra Madre's continued economic viability to maintain its limited commercial base. Parcel sizes in the City's commercial zone are small and shallow, not permitting development of significant structures and their required parking. Moreover, the majority of commercial buildings is over 50 years in age, and is occupied by boutique-type shops which are unlikely to be converted to housing. In addition, there are no remaining vacant lots within the commercial zone to accommodate potential mixed use or multi-family housing.

In sum, Sierra Madre has significant land use constraints, and there are few opportunities for development of additional housing units.

4) Lands protected by federal or state programs, including open space, farmland, or environmental habitats.

The Sierra Madre Mountain Conservancy holds a conservation easement over 1,403 acres within City boundaries. These easements prohibit development of housing on these properties.

5) County policies to preserve farmland within an unincorporated area.

This is not a factor. The City is incorporated.

6) Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure.

In SCAG's May 2011 Draft Integrated Growth Forecast, it is projected that Sierra Madre will add 71 new households within the next 9 years (by year 2020).

The City is served by two MTA bus routes and a City-operated shuttle service designed to service the established pattern of development in Sierra Madre, (i.e. primarily single-family residential homes) and local-serving commercial and retail uses.

The Sierra Madre Villa Station is the light rail station closest to Sierra Madre. The Sierra Madre Villa station is located in Pasadena, and is 2.5 miles from the Sierra Madre's geographic center, and 1.2 miles from the city's nearest border. As the City is not within walking distance of an existing or planned transit station, development of higher density transit-oriented housing is not viable. Moreover, Sierra

Madre is not located along a pass-through route that would make it an appropriate location for transitoriented development.

The City's main two main arteries are Baldwin Avenue and Sierra Madre Boulevard, and each road is a single lane. There are no traffic signals in the City. Due to the City's distance from highways and major arterials, there is limited demand for new commercial development.

7) The loss of low-income housing units in assisted housing development due to contract expirations or termination of use restrictions.

The City has not experienced or is not projected to experience any loss of low-income housing units. Sierra Madre's only assisted housing development, the Esperanza Senior Housing Project constructed in 2006, is subject to a recorded covenant that requires that its 46 units be maintained as low-income units for 55 years.

8) The market demand for housing.

Sierra Madre housing prices of \$390 a square foot are significantly higher than the County average. To allow for projects that include a component of affordable housing to be economically feasible, the housing would require significant subsidies not available at the local level, combined with densities that cannot be accommodated given the constraints described under Factor No. 3 above.

9) Agreements between a county and cities in a county to direct growth towards unincorporated areas.

This is not a factor as there are no such agreements between the City and County.

10) High-housing cost burdens.

As documented by the 2000 Census, housing overpayment (>30% income on housing costs) was measured at 27% among the City's renters, compared to 46% Countywide. Among the City's homeowners, housing overpayment was 22%, compared to the Countywide average of 35%. Thus, Sierra Madre residents are not characterized as experiencing high housing cost burdens.

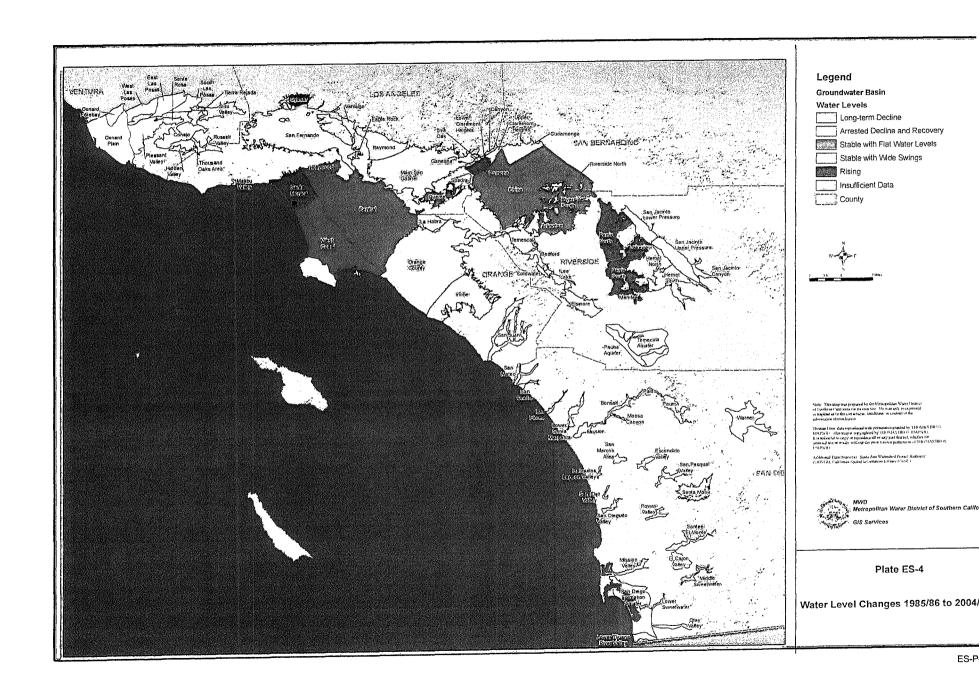
11) Farmworker housing needs.

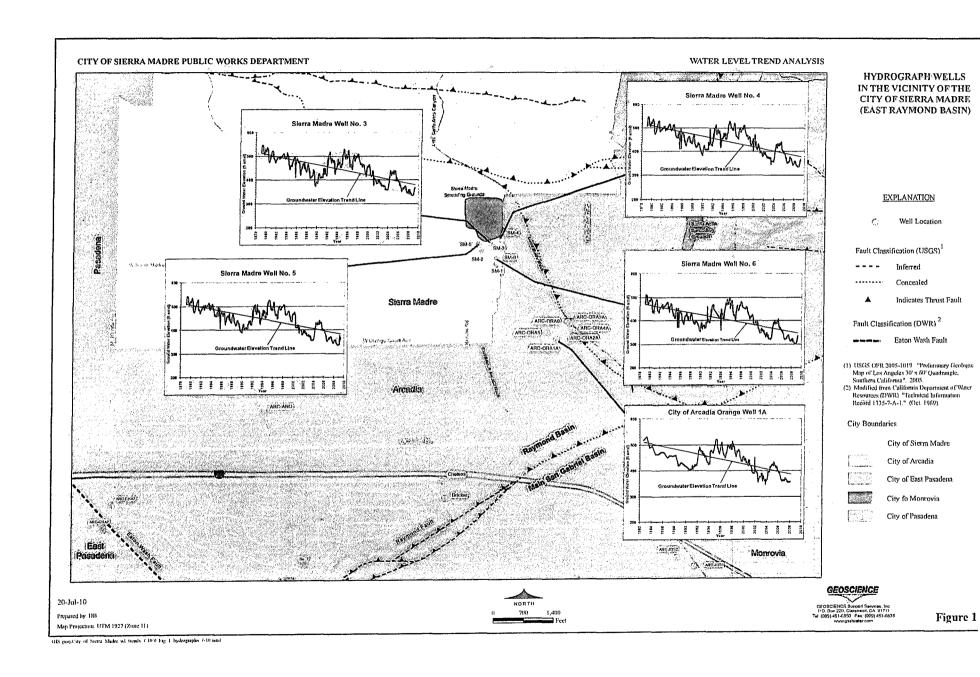
No farmworker housing is needed in the City. No farmland exists in the city, nor does the Zoning Map designates any, nor are there nearby farms necessitating the city to provide such housing.

12) Student housing needs generated by a university within any member jurisdiction.

The nearest major universities are Azusa Pacific University in Azusa, the Claremont Colleges in Claremont and California State Polytechnic University, located 14 miles, 24 miles and 23 miles,

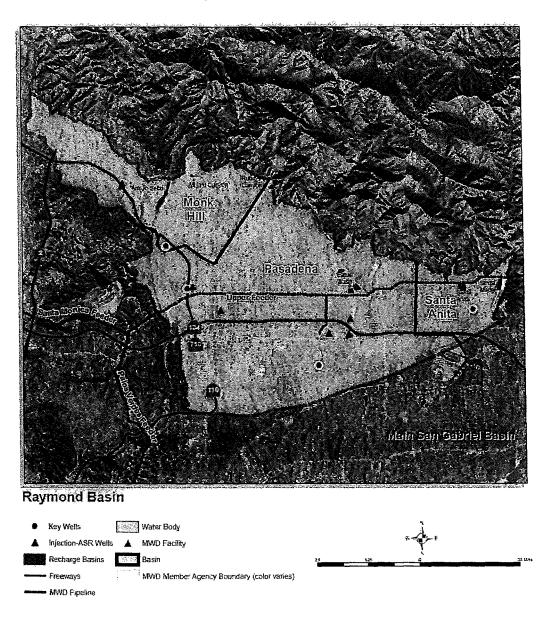
respectively, from downtown Sierra Madre. However, due to their distance from the City, it is not expected that a significant number of their students would seek to fulfill their housing needs in the City. Consequently, this should not be considered a factor in allocating very low- to low-income housing to Sierra Madre.





The Raymond Basin is located in the northwestern portion of the San Gabriel Valley in Los Angeles County. The Raymond Basin includes the communities of Sierra Madre, Arcadia, Pasadena, La Cañada Flintridge and unincorporated areas of Los Angeles County, and includes 16 separate water purveyors. The Raymond Basin underlies the service areas of the Metropolitan member agencies of Foothill Municipal Water District (Foothill MWD), Upper San Gabriel Valley Municipal Water District (Upper District), City of Pasadena and City of San Marino. The City of Sierra Madre is a member agency of San Gabriel Valley Municipal Water District, a State Water Project Contractor. A map of the basin is provided in Figure 8-1.

Figure 8-1
Map of the Raymond Basin



BASIN CHARACTERIZATION

The following section provides a physical description of the Raymond Basin including its geographic location and hydrogeologic character.

Basin Producing Zones and Storage Capacity

The Raymond Basin is bounded by the San Gabriel Mountains to the north, the San Rafael Hills to the west and the Raymond fault to the south and southeast. The Raymond Basin is divided into three subareas because of differences in elevation and groundwater flow directions (Monk Hill in the northwest, Pasadena in the central portion, and Santa Anita in the eastern portion).

Hydrogeologic data are provided in **Table 8-1**. The Raymond Basin is generally classified as an unconfined to semi-confined aquifer system. The base of the water bearing zones is considered bedrock with elevations ranging from approximately 500 feet below sea level to 2,000 feet above mean sea level. Depth to bedrock ranges from 450 to 750 feet below ground surface (bgs) in the Monk Hill and Santa Anita subareas to more than 1,200 feet bgs in the Pasadena subarea/central portion of the Raymond Basin. The total storage capacity of the Raymond Basin is estimated to be approximately 1,37 million AF (Geoscience, 2004). Amount of water in storage in 2003 was approximately 800,000 AF, with an unused storage space of about 570,000 (Geoscience, 2004).

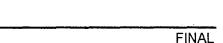
Table 8-1
Summary of Hydrogeologic Parameters of Raymond Basin

Parameter	Description
Structure	Part of the second seco
Aquifer(s)	Unconfined to semi-confined
Depth of groundwater basin Thickness of water-bearing units	450 to 750 feet in Santa Anita and Monk Hill More than 1,200 feet in Pasadena
Yield and Storage	S. Calabara and Artificial States and Artifi
Natural Safe Yield	Monk Hill: 7,489 AFY Pasadena: 17,843 AFY Santa Anita: 5,290 AFY Total 30,622 AFY
Total Storage	1.37 million AF
Unused Storage Space	570,000 AF
Portion of Unused Storage Space Available for Storage	At least 250,000 AF



IV-8-2

138



Safe Yield/Long-Term Balance of Recharge and Discharge

Natural groundwater recharge to the Raymond Basin occurs through infiltration and percolation of rainfall and surface runoff from the San Gabriel Mountains. Groundwater discharge occurs through pumping and subsurface outflow into the Main San Gabriel Basin across the Raymond fault. Natural recharge from precipitation and runoff is the largest inflow to the basin.

Figure 8-2 provides the historical precipitation data from 1985 to 2004 based upon the average of several precipitation stations within the basin (RBMB, 2005). Average precipitation in the basin during this 20-year period was approximately 22.8 inches.

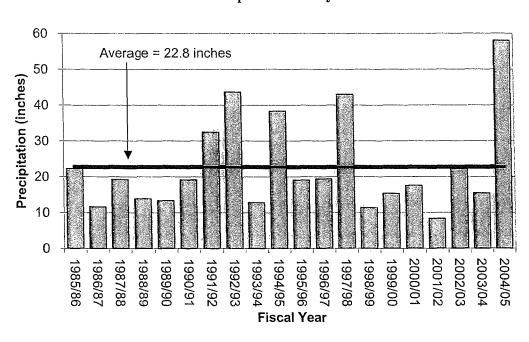


Figure 8-2
Historical Precipitation in Raymond Basin

The Raymond Basin safe yield, which is based upon native recharge and returns from use alone, was defined as 30,622 AFY in 1955. The distribution of the safe yield by subarea is provided in **Table 8-1**. As described below, this natural safe yield can be increased by groundwater recharge operations.

Figure 8-3 shows the estimated amount of groundwater in storage between 1985 and 2002 based upon estimates made by Geoscience (2004). In this time period groundwater in storage decreased from about 913,000 AF at the end of 1985 to 816,000 AF at the end of 2002. Despite a moderate recovery between 1992 and 1998, the net decrease in storage was about 100,000 AF, or about 12 percent. Data are not available beyond 2002. However, based upon water levels discussed below, the storage would be expected to continue to decline through 2005. The basin producers are aware of the decline and are currently in the process of addressing the issue.

FINAL IV-8-3 September 2007

1,500,000 Groundwater in Storage (AF) Full Basin = 1.37 million AF Loss of ~ 12% between 1985 and 2002 1,000,000 500,000 0 1987 1990 1992 1993 1988 1989 1991 1994 1996 1995 Calendar Year Ending Source: Geosciece, 2004

Figure 8-3
Historical Groundwater in Storage Estimates for the Raymond Basin

GROUNDWATER MANAGEMENT

The following section describes how the Raymond Basin is currently managed.

Basin Governance

The Raymond Basin is adjudicated. The Raymond Basin was adjudicated in 1944 by the Los Angeles County Superior Court. The Raymond Basin Management Board (RBMB) administers and enforces the provisions of the Judgment (Pasadena v. City of Alhambra), which established water rights and responsibility for management of the quantity of the basin's groundwater. RBMB coordinates local involvement in efforts to preserve and restore the quality of groundwater in the basin. RBMB also assists and encourages regulatory agencies to enforce water quality regulations affecting the basin, collects production, water quality, and other relevant data from producers and prepares an annual report of pumping and diversions.

Table 8-2 provides a list of management agencies in the Raymond Basin.

The Judgment limits the amount of groundwater that a party may extract from the basin each year. Each party's extraction is restricted to a specific hydrologic unit (Western Unit: Pasadena and Monk Hill Subareas; Eastern Unit; Santa Anita Subarea), and its Decreed Rights. Exceptions are that a party may extract ten percent of any unused Decreed Right in any year (not cumulative), and the RBMB may allow more to be carried over in an emergency or another reasonable cause. Parties may also enter into a Long Term Storage Account to add or extract groundwater during the year subject to the RBMB adopted Groundwater Storage Policies.

September 2007

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Imported water is provided by Foothill Municipal Water District to several parties in-lieu of pumping to meet demand.

The Judgment provisions also allow parties to increase their annual extractions by performing groundwater recharge operations. A more detailed discussion of groundwater recharge is described below.

Table 8-2
Summary of Management Agencies in the Raymond Basin

Agency	Role
Raymond Basin Management Board	Watermaster for 1944 Judgment to manage water quantity/quality
Los Angeles County Department of Public Works	Operation of Eaton Wash, Santa Anita, and Arroyo Seco Spreading Grounds
City of Pasadena	Owns Arroyo Seco Spreading Grounds
City of Sierra Madre	Operation of Sierra Madre Spreading Grounds
NASA/Jet Propulsion Laboratory(JPL)	Coordination and implementation of EPA cleanup in Monk Hill

Interactions with Adjoining Basins

The Raymond Basin is hydraulically connected to the Main San Gabriel Basin to the south and east along the Raymond fault. Approximately one percent of the total water in storage in the Raymond Basin is lost across the Raymond fault (Geoscience, 2004). Parties who store water in the Raymond Basin are assessed this 1 percent loss. No other formal agreements govern this flow.

WATER SUPPLY FACILITIES AND OPERATIONS

The following provides a summary of the facilities within the Raymond Basin.

Active Production Wells

There are about 45 active groundwater extraction wells (RBMB, 2005) in the Raymond Basin with an estimated total well capacity of approximately 97,600 AFY based upon maximum month extractions during fiscal year 2004/05 or production capacity data available from individual producers. Average extractions have been approximately 33,000 AFY for municipal use between fiscal years 1985/86 and 2004/05. Historical production data by subbasin are provided in **Figure 8-4**.

Twelve wells within the basin have had detections of perchlorate (> 4 ug/L). These wells are located downstream of the Jet Propulsion Laboratory (JPL) Superfund site within the

FINAL IV-8-5 September 2007

Arroyo Seco (Geoscience, 2004). Most of these wells are inactive or are blended with other wells to decrease the concentration of perchlorate.

Other Production

All production in the Raymond Basin is designated for municipal use.

Table 8-3
Summary of Production Wells in the Raymond Basin

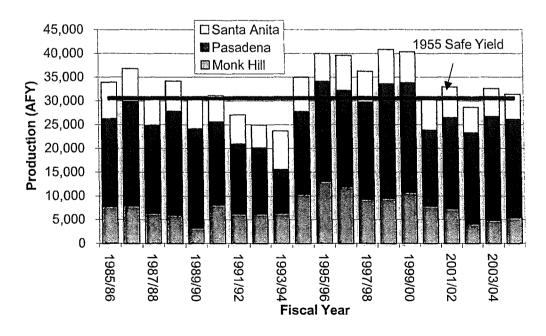
Basin	Number of Active Wells	Estimated Production Capacity ¹ (AFY)	Average Production 1985-2004 (AFY)	Well Operation Cost (\$/AF)
Monk Hill	11 2	17,500	8,065	
Pasadena	25	72,500	18,588	Not available
Santa Anita	9	7,600	6,315	
Total	45	97,600	32,969	

Source: Number of wells based upon RBMB, 2005

1. Estimated based upon maximum monthly production in 2004/05 or known capacities

2. Does not include City of Pasadena wells

Figure 8-4
Historical Groundwater Production in the Raymond Basin



September 2007

IV-8-6

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ASR Wells

There are currently seven ASR wells in the Raymond Basin. The details of the wells are provided in **Table 8-4**. Total groundwater recharge is summarized in **Figure 8-5**. Valley Water Company currently has two wells capable of injecting water in the Monk Hill subarea. Valley Water Company has recharged approximately 5,300 AF of water using these wells since 1994. The City of Pasadena currently has five wells capable of injecting water. The City of Pasadena has recharged approximately 3,600 AF of water in the Pasadena subarea using three of the injection wells between late 1992 and 1996. The City of Pasadena wells have not been used for injection since 1996.

Table 8-4
Summary of ASR Wells in the Raymond Basin

Basin	Number of ASR Wells	Estimated Injection Capacity ¹ (AFY)	Average Injection 1985-2004 (AFY)	Well Operation Cost (\$/AF)
Monk Hill	2	2,500	263	Data not available
Pasadena	5	8,000	181	
Santa Anita	0	0	0	
Total	7	10,500	444	

Source: Number of wells based upon RBMB, 2005

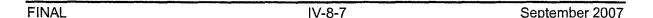
Foothill MWD is currently in the process of converting an additional three wells in the Monk Hill subarea to ASR. The City of Pasadena is currently considering construction of three additional ASR wells in the Pasadena subarea.

Spreading Basins

More than 90 percent of the annual spreading in the Raymond Basin has taken place at the Arroyo Seco, Eaton Wash, Santa Anita and Sierra Madre spreading basins. The remainder occurs at the Millard Canyon, Pasadena Glen, Pasadena Sludge Ponds and Rubio Canyon spreading basins. The total recharge capacity of the four major recharge basins is approximately 37,500 AFY as shown in **Table 8-5**. The combined smaller recharge basins have an estimated annual capacity of approximately 3,000 AFY. Historical groundwater recharge (including both spreading and injection) is shown in **Figure 8-5**.

Seawater Intrusion Barriers

There are no seawater intrusion barriers in the Raymond Basin.



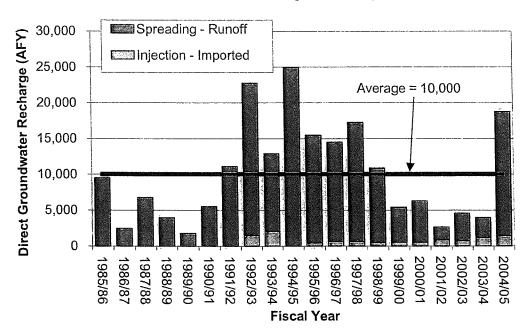
^{1.} Estimated based upon maximum monthly production or known capacities

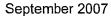
Table 8-5
Summary of Spreading Basins in the Raymond Basin

Basin	Area (acres)	Wetted Area (acres)	Recharge Capacity (cfs)	Recharge Capacity (AFY)	Source Water	Owner
Arroyo Seco	24	15.1	18	13,000	Runoff	City of Pasadena
Eaton Wash	28	25.4	14	10,100	Runoff	LACDPW
Sierra Madre	22	9	15	10,800	Runoff	City of Sierra Madre
Santa Anita	28	8.5	5	3,600	Runoff	LACDPW
Total	102	58	52	37,500		

Source: LACDPW, 2006, Geoscience, 2004 and Stetson, 2006

Figure 8-5
Historical Groundwater Recharge in the Raymond Basin





IV-8-8

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Desalters

There are no desalters in the Raymond Basin.

GROUNDWATER LEVELS

As shown in **Figure 8-6**, groundwater generally flows southeast from the Monk Hill subarea in the northwest to Raymond fault in the southeast. Historical groundwater levels from key wells in the Raymond Basin are summarized in **Figure 8-7**. Key well locations are shown on **Figure 8-1**. Groundwater levels in the Raymond Basin range from about 350 feet above MSL in Santa Anita subarea to more than 1,100 feet above MSL in the Monk Hill subarea.

Enter West | 1 A No. 1 A No. 2 A No. 2

Figure 8-6
Raymond Basin Groundwater Elevation Contours – Fall 2005

Source: RBMB, 2006

As shown in **Figure 8-7**, water levels in the Monk Hill area of the groundwater basin have increased about 50 feet in the key well between fiscal years 1985/86 and 2004/05, largely due to decreased production because of perchlorate. Similarly, groundwater levels in the western portion of the Pasadena subarea have increased more than 150 feet between 1985/86 and 2004/05 because of inactive wells in this area.

FINAL IV-8-9 September 2007

As shown in **Figure 8-7**, groundwater levels in the southeastern portion of the Pasadena subarea and the Santa Anita subarea have decreased substantially in the past 10 years. Water levels have decreased as much as 14 feet per year in these portions of the basin. Some wells in the Santa Anita subbasin have lost production because of low water levels. Thee data are consistent with the decline in storage estimates discussed previously.

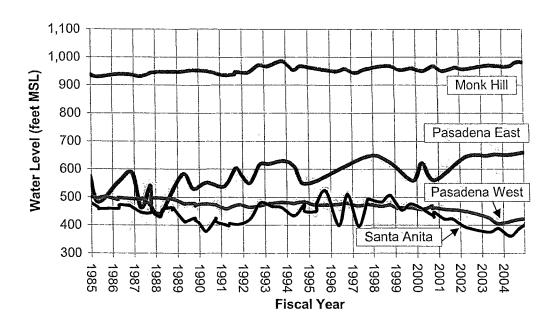


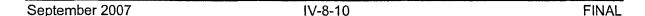
Figure 8-7
Historical Water Levels in the Raymond Basin

GROUNDWATER QUALITY

Groundwater quality in the Raymond Basin is generally good to fair in most areas. Groundwater concentrations of total dissolved solids (TDS) typically range from 350 to 700 mg/L in the central and southern portions of the Pasadena subarea and in the Monk Hill subarea (Geoscience, 2004). Along the mountains in Sierra Madre in the Santa Anita subbasin, concentrations of TDS are generally below 300 mg/L. Further south in the Santa Anita subbasin, TDS concentrations are above 300 mg/L (Geoscience, 2004).

Groundwater Quality Monitoring

Groundwater quality samples are collected from active production wells within the Raymond Basin in accordance with California DHS requirements as specified in Title 22 of the California Code of Regulations. No basin-wide monitoring program has been established.



Groundwater Contaminants

As summarized in **Table 8-6**, the primary contaminants of concern in the Raymond Basin include: nitrate, perchlorate, and VOCs (specifically chlorinated solvents PCE and TCE). The wells impacted by these constituents are provided in **Figure 8-8**.

Table 8-6
Summary of Constituents of Concern in the Raymond Basin

Constituent	Units	Range	Description
TDS Secondary MCL = 500	mg/L	Less than 300 to 730	Concentrations 350 to 730 mg/L in the central and southern portions of the Pasadena subarea and in the Monk Hill subarea. Along the mountains in the Santa Anita subarea, concentrations are generally less than 300 mg/L.
Nitrate (as N) MCL = 10	mg/L	ND to 16	Nitrate concentrations are highest in the shallow areas below former agricultural areas in Monk Hill and in the southeastern portion of the Pasadena unit. Twelve wells have had concentrations above the MCL of 10 mg/L.
VOCs (TCE and PCE) TCE MCL = 5 PCE MCL = 5	μġ/L	ND to 9 for TCE ND to 17 for PCE	PCE and TCE have been detected above the MCL in 7 wells in Monk Hill, southeastern Pasadena and in Santa Anita. Treatment for PCE and TCE is online in Monk Hill.
Perchlorate Notification level = 6	μg/L	ND to 26	Seven wells along the Arroyo Seco are currently offline or limited in production because of perchlorate. Treatment for perchlorate is online in Monk Hill.

Source: Geoscience, 2004

Various wells throughout the basin have been impacted by nitrate, a result of historical agricultural practices and septic tank effluent. Most of the higher concentrations of nitrate are found in the shallower portions of the Raymond Basin. Nitrate concentrations are highest in the shallow areas below former agricultural areas in Monk Hill and in the southeastern portion of the Pasadena unit. Twelve wells have had nitrate (as N) concentrations above the MCL of 10 mg/L (Geoscience, 2004).

In the 1940s and 1950s, liquid wastes from materials used at JPL were disposed of into seepage pits, a practice common at that time. While these disposal practices were discontinued by the early 1960s, some chemicals, such as perchlorate and volatile organic compounds, have been found in groundwater beneath JPL and in areas adjacent to JPL, to the east and southeast. In

FINAL IV-8-11 September 2007

1992, the JPL site was characterized as a Superfund site. Cleanup of VOCs and perchlorate have been ongoing. PCE and TCE have been detected above the MCL for TCE and PCE in seven wells in Monk Hill, southeastern Pasadena and in Santa Anita. Treatment for PCE and TCE is online in Monk Hill. Seven wells within the Monk Hill and Pasadena subareas along the Arroyo Seco are currently inactive because of perchlorate.

Pasadena

Legend

Nitrate above 10 mg/L

Perchlorate above 6 ppb

TCE-PCE above 5 ppb

0 0.5 1 2 3 4 Miles

Figure 8-8
Locations of Water Quality Issues in the Raymond Basin

Source: Geoscience, 2006

Blending Needs

Some wells in the Monk Hill subarea must be blended with imported water from Metropolitan to meet the nitrate MCL. The historical injection program has decreased the nitrate concentrations in the groundwater produced, allowing for less blending.

Groundwater Treatment

The City of Pasadena, Lincoln Avenue Water Company and Valley Water Company have installed wellhead treatment for VOC and perchlorate removal in Monk Hill (RBMB, 2005). In July 2004, Lincoln Avenue Water Company completed construction of a 2,000 gpm treatment plant for VOCs and perchlorate. About 1,940 AF has been treated to date (RBMB, 2005). JPL

September 2007

IV-8-12

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and the City of Pasadena are currently planning to construct another 10 MGD capacity treatment facility to treat the City of Pasadena's wells in the Arroyo Seco area. The current groundwater treatment facilities are listed in **Table 8-7**.

Table 8-7
Summary of Groundwater Treatment in the Raymond Basin

	i na ozawah sakili.	ing the state of t	international designation of the state of th	e analise e e e e e e e e e e e e e e e e e e	(<u> 15 </u>
Number of Wells	Treatment Type	Constituents of Concern	Treatment Target	Treatment Cost (\$/AF)	Amount Treated (AFY)
2	Liquid phase GAC Ion-Exchange	VOCs, Perchlorate	ND	Data not available	2,000 gpm 1,940 (2004/05)
2	GAC	VOCs	ND	Data not available	Data not available
4 (proposed)	Liquid phase GAC Ion-Exchange	VOCs, Perchlorate	ND	\$517	6,000

Source: JPL, 2006 and RBMB, 2005

CURRENT GROUNDWATER STORAGE PROGRAMS

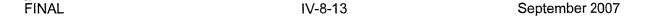
In 2003, the RBMB approved a 9,000 AF conjunctive use program between Foothill MWD and Metropolitan. Under this program, up to 9,000 AF of imported water from Metropolitan would be stored by Foothill MWD agencies in the Monk Hill subarea via injection or in-lieu methods. Upon Metropolitan's call in the future, up to 3,000 AFY could be extracted. To date, approximately 2,940 AF has been stored under this program.

Metropolitan, Foothill MWD and the City of Pasadena are currently considering a similar conjunctive use program of up to 66,000 AF in the Pasadena subarea. In January 2006, the RBMB adopted a resolution of support for this program.

BASIN MANAGEMENT CONSIDERATIONS

Basin management considerations include the following:

- The Raymond Basin is adjudicated and annual production is restricted to the adjudicated rights. In addition, since 1992 use of long-term storage space in the basin is subject to approval by the RBMB.
- Perchlorate, VOC and nitrate contamination could limit the ability to store and extract water.





- Treated imported water from Metropolitan is available for storage from Metropolitan's Upper Feeder (a blend of Colorado River and State Water Project sources from Metropolitan's Weymouth plant). The Regional Board has established specific water quality objectives for the Raymond Basin for TDS, chloride, sulfate and boron. Imported water via the Upper Feeder does not always meet these water quality objectives. Therefore, direct recharge via spreading and/or injection could be limited.
- There has been a significant loss in storage in the Raymond Basin since 1985. The RBMB is currently investigating options to address this issue.



September 2007

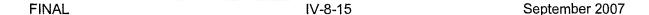
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References:

- Geoscience Support Services, Inc (Geoscience)., 2004. Baseline Ground Water Assessment of the Raymond Basin Final Report. February 2, 2004. Prepared for the Raymond Basin Management Board.
- Geoscience Support Services, Inc. (Geoscience), 2005. Technical Memorandum Raymond Basin Ground Water Flow Model Predictive Simulations. September 23, 2005. Prepared for the Raymond Basin Management Board.
- Geoscience Support Services, Inc. (Geoscience), 2006. GIS files.
- Raymond Basin Management Board.(RBMB) 1989-2006. Annual Reports.
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- JPL, 2006. Technical Memorandum Alternatives Evaluation for the City of Pasadena Treatment Plant National Aeronautics and Space Administration, Jet Propulsion Laboratory, Pasadena, California Accessed at:

http://jplwater.nasa.gov/NMOWeb/AdminRecord/docs_nonadmin/Final-Alternatives-Memorandum.pdf on September 8, 2006





City of Alhambra

City of Arcadia

California-American Water Company

Water Company
East Pasadena

Water Company
H.E. Huntington Library

Kinneloa Irrigation District

and Art Gallery

La Cañada Irrigation District

Las Flores Water Company

Lincoln Avenue Water Company

Pasadena Cemetery Association

City of Pasadena

Rubio Canon Land and Water Association

San Gabriel County Water District

City of Sierra Madre

Sunny Slope Water Company

Valley Water Company

March 7, 2012

Bruce Inman

City of Sierra Madre

232 W. Sierra Madre Blvd.

Sierra Madre, CA 91024

RE: Declining Ground Water Levels

Dear Bruce:

As we have discussed in the past, the Raymond Basin Management Board (RBMB) has reviewed the ground water level data relative to the Raymond Basin, Santa Anita Subarea. In 2006, the East Raymond Basin Water Resources Plan was developed to specifically address the Santa Anita Subarea.

Section 7, of the plan refers to a geohydrologic study in which the data revealed that on average, the basin's inflow is approximately 5,800 acre-feet annually, while the outflow is approximately 7,800 acre-feet annually. This annual deficit has resulted in a decline of the groundwater level by nearly 115 feet over the past 20+ years. Figure ES-3, attached, details periodic ground water elevations levels from 1983-2002.

We have also reviewed the Baseline Ground Water Assessment Report prepared in February 2004. Section 5.2.5.4 of the report describes the historical ground water levels and addresses impacts that correspond to trends in precipitation and spreading at the Sierra Madre spreading grounds. Figures 14, 23, 29 and 30, attached, correlate to the reported precipitation and spreading impacts.

As you know, declining water levels have a direct impact on the quantity, and in some cases, the quality of groundwater supplies to your city.

Should you have any questions or concerns please contact my office at (626) 815-1300.

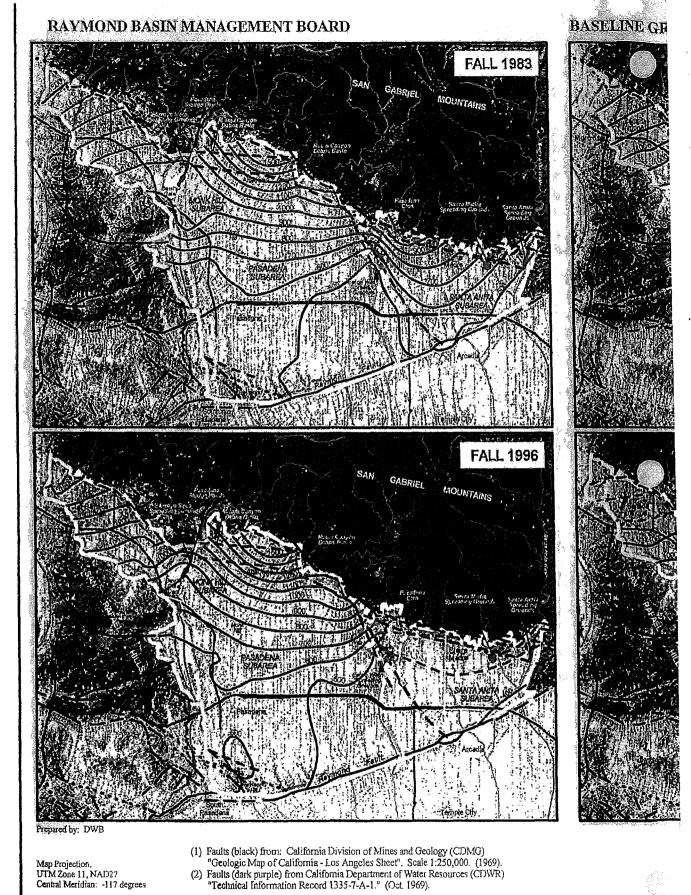
Singerely,

Althony C. Zampiello Executive Officer

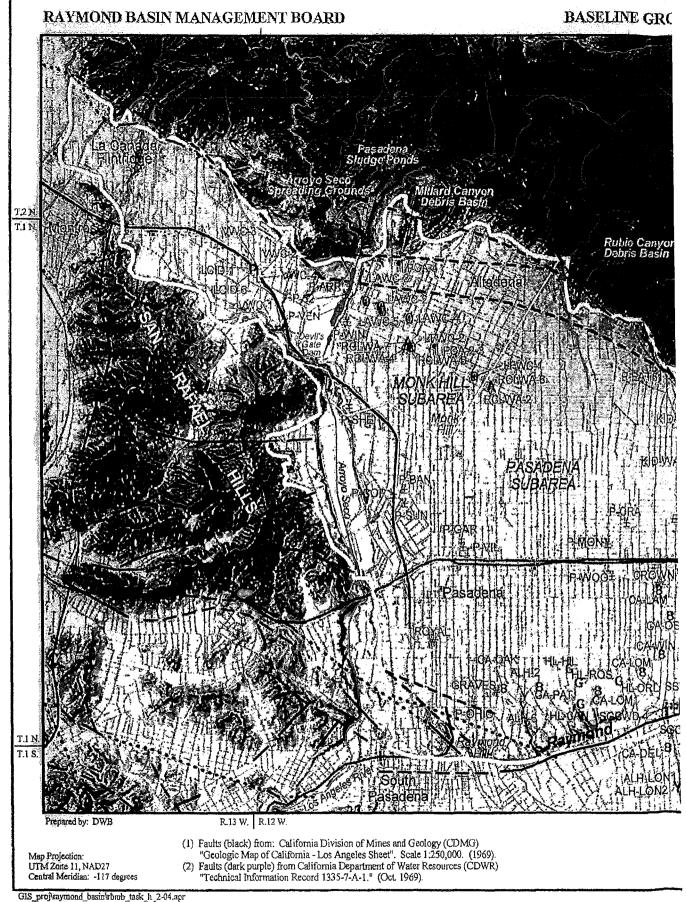
Raymond Basin Management Board

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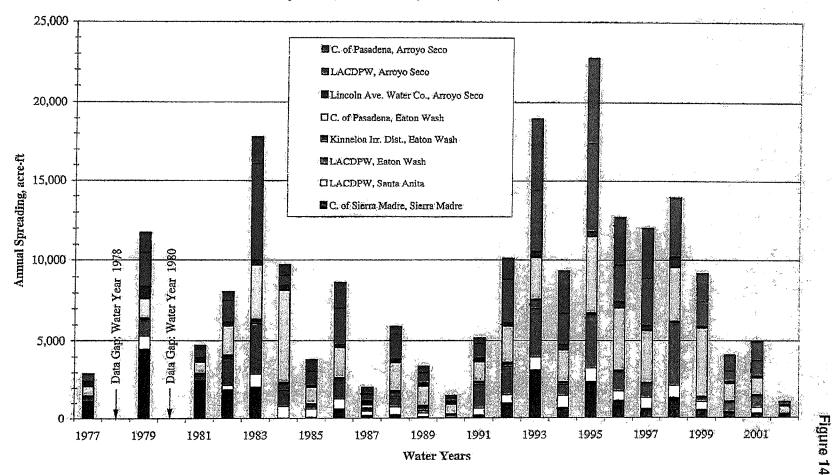
725 North Azusa Avenue • Azusa, CA 91702 • 626.815.1300 • Fax 626.815.1303 http://www.raymondbasin.org



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Total Annual Basin Spreading Arroyo Seco, Eaton Wash, Santa Anita, Sierra Madre



Source of data: Watermaster Service in Raymond Basin, Annual Reports

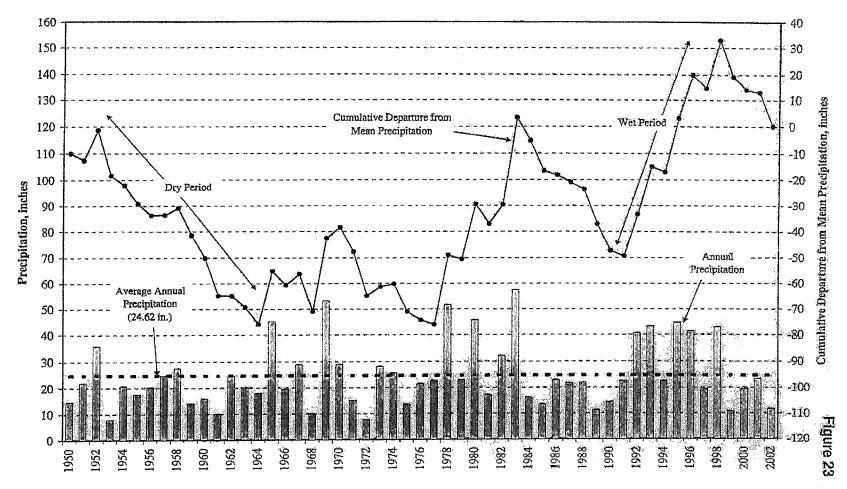
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GEOSCIENCE Support Services, Inc.





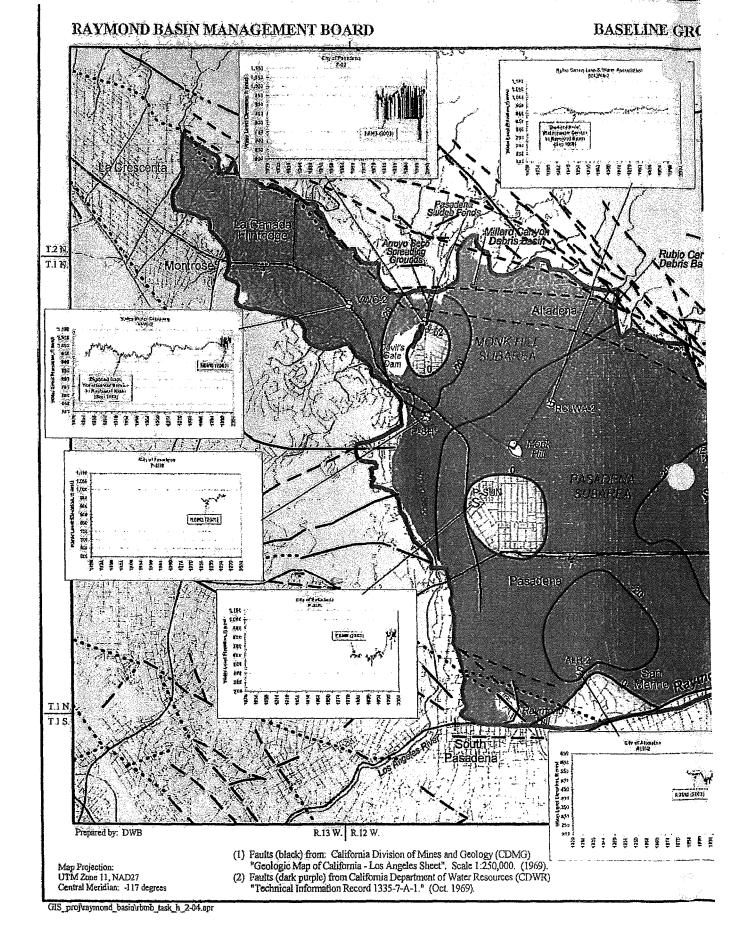
Precipitation and Cumulative Departure From Mean Precipitation Sierra Madre Dam Station (LADPW No. 144)

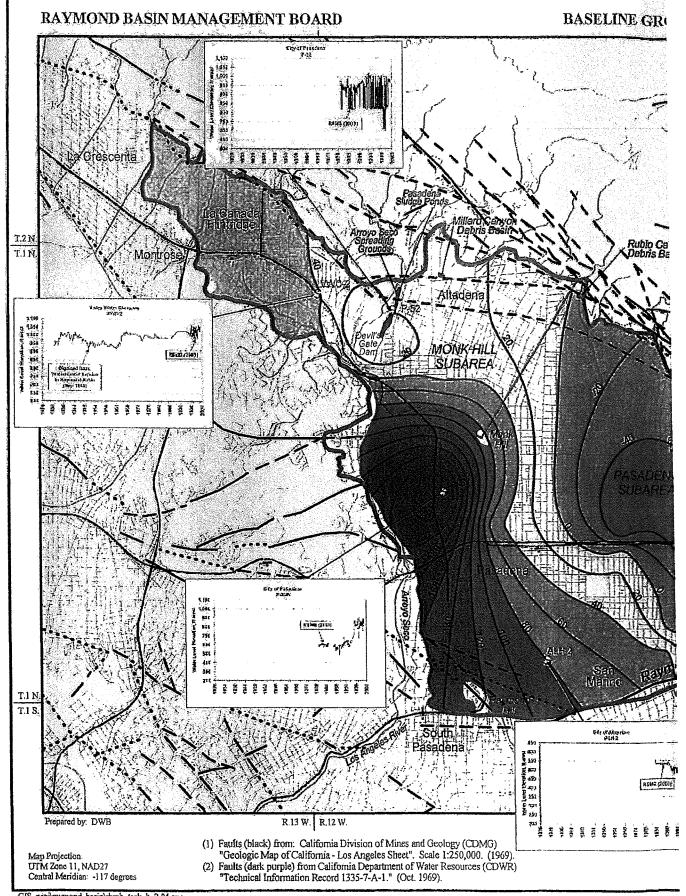


Source of Data: San Bernadino County Flood Control

2-Feb-04

GEOSCIENCE Support Services, Inc.





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4.6 Appeal from the City of San Dimas

Agenda Item 4.6

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of San Dimas

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of San Dimas requests a RHNA reduction based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with application of the adopted RHNA Methodology, the local planning factor regarding the distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and changed circumstances. Because of these bases of appeal, the City of San Dimas requests a reduction of 172 units from its Draft Allocation of 463 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

Staff recommends that the RHNA Appeals Board deny the City of San Dimas' appeal to reduce Draft Allocation by 172 units. The reasons provided by the City in its appeal are not pertinent to the application of RHNA Allocation Methodology. In addition, the City's Draft RHNA Allocation was calculated using projected household growth from the City's local input and included updates from the 2010 Census and 2011 Department of Finance data. Finally, per Government Code Section 65584.04(d)(3), the current RHNA Allocation cannot be compared to the prior RHNA Allocation since the Integrated Growth Forecast used in the corresponding 2008 Regional Transportation Plan is not comparable to the Integrated Forecast used in the 2012 Regional Transportation Plan.



BACKGROUND:

The following is a chronology of the events related to San Dimas' Draft RHNA Allocation to date:

1. On July 29, 2009, an initial letter was sent from SCAG to Mr. Dan Coleman, Director of Development Services, City of San Dimas, indicating the Draft household forecast as follows:

2008	Households	12,265
2020	Households	14,395 (2,130 increment from 2008)
2035	Households	17,807 (5,542 increment from 2008)

2. On January 27, 2010, the City's input was received from Ms. Ann Garcia, Community Development staff, City of San Dimas, to SCAG as follows:

2008	Households	12,265
2020	Households	12,887 (622 increment from 2008, a decrease of 1,508 from SCAG's forecast)
2035	Households	13.093 (828 increment from 2008, a decrease of 4.714 from SCAG's forecast)

3. On May 13, 2011, an email was sent from SCAG to Mr. Dan Coleman, Director of Development Services, City of San Dimas, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent indicates that the City's Draft household forecast was adjusted as follows:

2008	Households	12,043
2020	Households	12,647 (604 increment from 2008)
2035	Households	12,853 (810 increment from 2008)

In addition, SCAG also provided the City this additional household information in detail:

2010	Census (4/1/2010)	12,030
2011	DOF (1/1/2011)	12,031
2021	RHNA Projection Period (1/1/2014 - 10/1/2021)	12,665

- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of San Dimas for their input. The City did not return the surveys to SCAG.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council. The CEHD and the Regional Council reviewed and approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of San Dimas is 463.
- 6. On January 18, 2012, Ms. Ann Garcia, Community Development staff, City of San Dimas, sent an email to Ma'Ayn Johnson regarding the RHNA Methodology. Specifically she was interested in how the previous growth forecast was factored into the RHNA Allocation. Ma'Ayn Johnson replied to Ms.

 Garcia the same day and explained that 5th RHNA cycle growth was



derived from recent local input and that the previous cycle was not a direct influence on the development of the 5th cycle.

- 7. On February 6, 2012, SCAG sent a letter to Mr. Blaine M. Michaelis, City Manager, City of San Dimas, indicating the Draft RHNA Allocation for the City of San Dimas.
- 8. On March 15, 2012, SCAG received a RHNA revision request from Mr. Larry Stevens, Assistant City Manager, City of San Dimas, based on availability of land suitable for urban development or for conversion to residential use, lands protected from urban development under existing federal or state programs, distribution of household growth assumed for purposes of comparable Regional Transportation plans, market demand for housing, and loss of units contained in assisted housing developments. The City requested a reduction of an unspecified number of units from its Draft RHNA Allocation.
- 9. On April 19, 2012, the SCAG Appeals Board held a meeting to review the submitted revision requests, including from the City of San Dimas. After the City of San Dimas presented its revision request to the Appeals Board, the Board discussed the merits of the request and the SCAG staff recommendation. After discussion, the Appeals Board voted to deny the City's revision request for a reduction of an unspecified number of units.
- 10. On May 29, 2012, SCAG received a RHNA appeal from Mr. Larry Stevens, Assistant City Manager, City of San Dimas, based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology, the planning factor regarding the distribution of household growth assumed for purposes of comparable Regional Transportation Plans, and changed circumstances The City requested a reduction of 172 units from its Draft RHNA Allocation.

Summary Table

Time Period	Source/Calculation	Figure
2011 Households	DOF	12,031
2020 Households	5/13/11 Adjustment	12,647
2021 Households	Interpolation	12,665
2011 to 2021 Projected	2021 Households – 2011	634
Household Growth (10.75	Households	
years)	-or-	
	= 12,665-12,031	
2014 to 2021 Projected	(10.75 year growth/10.75	457
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(634/10.75) \times 7.75$	



ANALYSIS:

The City of San Dimas submits an appeal and requests a RHNA reduction of 172 units based on the following: their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology; the planning factor regarding the distribution of household growth assumed for purposes of comparable Regional Transportation Plans; and changed circumstances.

RHNA Methodology [Govt. Code Section 65584.05(d)(1)]

Issue: In its appeal, the City of San Dimas argues that state law requires regional planning agencies to maintain a growth forecast within 3% of the Department of Finance (DOF) growth forecast. However there is a significant gap in population, households, and employment estimates between the 2010 Census, DOF, and SCAG's 2012 Regional Transportation Plan (RTP). According to the City's appeal, the SCAG 2012 RTP estimates are 10% higher in population for the City in comparison to the DOF projections.

SCAG Staff Response: While not specifically cited, the City's argument is most likely a reference to Government Code Section 65584.01, which covers the regional housing need determination process by the California Department of Housing and Community Development (HCD) in consultation with a council of government such as SCAG. The process referenced in Government Code Section 65584.01 is a determination of projected population growth on a regional level rather than on a jurisdictional level. According to this provision in the State RHNA law, if SCAG's regional population forecast is greater than 3% of the DOF regional population forecast, HCD and SCAG must meet to discuss Methodology and seek agreement on the regional population projection. The regional determination process by HCD in consultation with SCAG occurred between June and August 2011 and culminated in SCAG's receipt of a regional housing need determination by HCD as set forth in HCD's letter dated August 17, 2011. Under state housing law, specifically Government Code Sections 65584.04(a) and 65584.05(a), projected housing need on a jurisdictional level is determined after this process using an adopted RHNA Allocation Methodology. No evidence has been provided by the City to indicate that SCAG failed to determine the City's Draft RHNA Allocation in accordance with SCAG's adopted RHNA Allocation Methodology. Thus, SCAG staff does not recommend a reduction for the City based on RHNA Allocation Methodology.

Local Planning Factors

Although the City indicates in its application that it is filing an appeal based on only one local planning factor, "Distribution of household growth assumed for purposes of comparable Regional Transportation Plan", it provides the statement "We also continue to stand by our detailed information we reported during the Revision Request process with regard to 5 of the AB 2158 planning factors: [listed]." For this reason, SCAG staff will also address the other planning factors provided by the City as the basis for its revision request filed on March 15, 2012, which is attached to this report.

(1) Availability of lands suitable for urban development or for conversion to residential use [Govt. Code Section 65584.04(d)(2)(B)]

Issue: In its revision request the City explains that while "there is some vacant land remaining in the City, a large portion of the land is constrained by existing geographically unstable areas that are within the City's boundary, steep slopes that prohibit development and utility connections....." This particular area encompasses approximately 500 acres and is located in the northern San



Dimas Foothills. These physical constraints to development, the City argues, limit the City's ability to provide housing opportunities identified by SCAG.

SCAG Staff Response: Government Code Section 65584.04(d) (2) (B), requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. While the City may not have significant amounts of vacant land, it does not necessarily imply that the City cannot consider other opportunities for development to accommodate the growth. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Local growth input from the city gathered through the Integrated Growth Forecast process was incorporated into the RHNA process according to the adopted RHNA Methodology and was the basis for determining its RHNA share of future need in a manner that is consistent with state housing law requirements and prohibitions. For this reason, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(2) <u>Lands protected from urban development under existing federal or state programs [Govt. Code Section 65584.04(d)(2)(C)]</u>

Issue: The City writes in its revision request that the aforementioned northern San Dimas Foothills area is home to endangered and threatened wildlife as outlined by the California Department of Fish and Game. According to the City, it is unable to meet its projected housing need due to the land use limitations in this area of the City.

SCAG Staff Response: As part of the development of the household projections through the Integrated Growth Forecasting process, SCAG staff surveyed all jurisdictions for their local input on projected household growth. The local input served as a starting point for household projections so that local planning constraints, such as protected open space, could be identified before the AB 2158 local planning factors survey and before the Draft RHNA Allocation distribution to jurisdictions. The City of San Dimas provided its input to SCAG on its household growth projection, which SCAG used for the development of the Draft RHNA Allocation. The open space in question has already been considered in the Draft RHNA Allocation. Thus, SCAG staff does not recommend a further reduction on this factor since it has already been identified by the City and, by extension, SCAG, in the development of the City's Draft RHNA Allocation.

(3) <u>Distribution of household growth assumed for purposes of comparable Regional Transportation</u> <u>Plans [Govt. Code Section 65584.04(d)(3)]</u>

Issue: In its appeal, the City states that the current Allocation is disproportional to the RHNA Allocation that SCAG developed in 2006 [sic]. Moreover, in its revision request the City explains that it is currently conducting an inventory of greenhouse gas emissions to help develop a Climate Action Plan (CAP) in collaboration with the San Gabriel Valley Council of Governments. As part of the CAP development, the City conducted a review of its transportation emissions utilizing SCAG's 2003 Travel Demand Model (TDM). According to the City, there are significant discrepancies of the model input data in both household and employment numbers. Because of this discrepancy, its Draft RHNA Allocation should be reduced. For example, the household estimation for the City is approximately 2,000 higher in the 2003 TDM than in the 2010 Census.



SCAG Staff Response: While the City argues that the current Allocation is disproportional to the last RHNA cycle, the pertinent local planning factor identified is not applicable because the comparable Regional Transportation Plan (RTP) for the current RHNA cycle is different from the prior RHNA cycle. The previous RHNA Allocation used the 2007 Integrated Growth Forecast, which was used to also develop the 2008 RTP. The comparable RTP for the 2012 RHNA is the 2012 RTP and for that reason, this planning factor does not apply.

With regard to the City's revision request, the City notes there is a discrepancy between the 2003 SCAG TDM and its 5th RHNA cycle (2012 RHNA) Draft housing need. Similar to the citation of comparable Regional Transportation Plans, the 2003 SCAG TDM model is comparable to the 2001 RTP and the 2012 RHNA cycle is comparable to the 2012 RTP. Moreover, as part of the determination of household growth projection for the 2012 RHNA, SCAG used the 2010 Census data to ensure consistency between the 2012 RTP and the 2012 RHNA. Thus, for these reasons, SCAG staff does not recommend a housing need reduction based upon this planning factor.

(4) Market demand for housing [Govt. Code Section 65584.04(d)(4)]

Issue: The City of San Dimas contends that the lack of market demand for housing warrants a reduction in its assigned housing need. It argues that it has issued only 34 building permits between 2008 and 2011, which indicates slow building activity. Furthermore, it states that the market demand for housing is considered as a function of population and employment growth in the regional growth forecast and local input. The City cites that its population growth rate is only expected to increase 1%, while its employment rate will increase approximately 6%.

SCAG Staff Response: The purpose of the Regional Housing Needs Assessment process is to identify future household need for all income categories for each jurisdiction for a projection period. Jurisdictions are required to demonstrate in their respective housing elements a sites and zoning analysis to accommodate the housing need. Jurisdictions are not penalized if these units do not get built. While permits issued document prior residential construction activity, it does not necessarily predict future development.

As part of the development of the household projections through Integrated Growth Forecast process, SCAG staff surveyed all jurisdictions for their input on projected household growth. The City of San Dimas provided its input on population, household, and employment projections, which SCAG used as the basis to determine the projected housing need, and is thus consistent with the local input provided. The adjusted growth forecast, which was based on local input, projects a 5.3% annual household growth rate between 2011 and 2021. In comparison, the City's population and employment are expected to grow at 4.7% and 8.2%, respectively. This data suggests that the population growth rate is similar to household growth rate and the employment growth rate is notably higher than the household growth rate. Considering this fact, SCAG staff does not recommend that this local planning factor serve as a justification for a reduction to the City's assigned housing need.

(5) Loss of units contained in assisted housing developments [Govt. Code Section 65584.04(d)(6)]

Issue: In its revision request application, the City has identified 105 units at two assisted housing developments within the City that are at risk of conversion to market rate. The City contends that without the assistance of the Redevelopment Agency to preserve these properties, the City will have a potential loss of affordable housing.



SCAG Staff Response: The conversion of low income units into non-low-income units was not explicitly addressed in the development of the RHNA Allocation Methodology. As part of SCAG's adopted Allocation Methodology for this 5th cycle RHNA, SCAG provided statistics to local jurisdictions on the potential loss of units in assisted housing developments. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole, and may signal a need to plan for additional affordable housing. However, rather than assign explicit need based on this factor, SCAG's assessment concluded that this factor would be best addressed through a jurisdiction's existing housing need statement included in its housing element update. This would provide local jurisdictions the discretion to adequately address the potential loss of low income units. SCAG does not recommend a reduction or an increase in the City's assigned housing need based on this factor.

Furthermore, while there are limited local, state and federal resources available for the implementation and building of housing units, particularly for affordable units, it does not preclude jurisdictions from ensuring that there are adequate sites and zoning available to accommodate the projected future housing need. Thus, SCAG staff cannot consider the costs of implementation of housing to justify a reduction in projected housing need.

Changed Circumstances [Govt. Code Section 65584.05(d)(1)]

Issue: In its appeal, the City contends that new DOF and 2010 Census numbers are evidence that the population, household, and employment forecasts for the City were grossly over-estimated by SCAG. To support its argument, the appeal cites a recent USC Pitkin-Myers study that examines DOF projections from 2007 against the more recent Census and DOF figures. The City writes that the new predictions differ significantly from California's official population projections that were originally used during the RHNA cycle. Also cited are articles from the Los Angeles Times and DOF, which all indicate that future population estimates are lower than predicted.

SCAG Staff Response: The recent DOF data and studies provided by the City do not refute the future housing need Allocation determined by SCAG, which was based on updated 2010 Census and 2011 DOF population and household estimates. The largest component of future housing need is projected household growth and is determined from the adopted RHNA Allocation Methodology by linear interpolation of households from a base year (2011) to a target projection period in the future, which ends on October 1, 2021. Each jurisdiction was requested to provide its local input on future household projections for target years 2020 and 2035, from which SCAG calculated a household growth increment. After the release of the 2010 Census, SCAG adjusted the base year household number by applying the differences between the DOF estimate and Census information, and readjusted projected households at target years accordingly. Similar to the incorporation of Census data, SCAG used the 2011 DOF household figure to readjust household increment between the base year and future target years. After a linear interpolation adjustment to determine households for the October 2021 target date to match the determined RHNA projection period, SCAG then calculated household growth from 2014 using linear interpolation. This adopted Methodology was used to calculate each jurisdiction's projected household growth used as the basis and starting point for RHNA determination.

As mentioned in the Background section, the City of San Dimas provided its local input on the number of households for the 2020 and 2035 target years, which was used to determine household growth. This household growth was appropriately maintained and applied to the adjusted base years using the 2010



Census and the latest estimate from DOF (2011). For this reason, SCAG staff does not recommend a reduction to the City's housing need.

Per SCAG's adopted RHNA Allocation Methodology, the application of income categories is based on the 2010 Census data for income category breakdown by county median income, and then adjusted using a 110% social equity adjustment factor. The income category distribution is developed independently of household growth projections and thus cannot be adjusted by changing total projected household growth.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of San Dimas
- 2. Supporting Documentation Provided by the City to Support Its Appeal
- 3. Revision request from San Dimas, submitted March 15, 2012





<u>Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request</u> All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

its	
Date: May 29, 2012	Jurisdiction: City of San Dimas
County: Los Angeles	Subregion: San Gabriel Valley
Contact: Larry Stevens/Ann G	Phone/Email: 909/392-6282
APPEAL AUTHORIZED BY:	PLEASE CHECK BELOW:
Name: Larry Stevens BASES FOR APPEAL*	Chair of Other: Asst. City Manager County Board of Supervisors
Pala Million Collins on the Collins of the Collins	
☑ RHNA Methodology	
And the state of t	nment Code Section 65584.04(d))
The second secon	d jobs-housing balance
	astructure constraints for additional development
	suitable for urban development or for conversion to residential use
37.1	om urban development under existing federal or state programs
	preserve prime agricultural land
☑ Distribution of house Plans	sehold growth assumed for purposes of comparable Regional Transportation
☐ Market demand for	rhousing
☐ County-city agreen	nents to direct growth toward incorporated areas of County
☐ Loss of units contai	ned in assisted housing developments
☐ High housing cost b	purdens
☐ Housing needs of fa	armworkers
☐ Housing needs gen	erated by the presence of a university campus within a jurisdiction
☑ Changed Circumstances	
Brief Description of Appeal Requ	est and Desired Outcome:
During this 5th cycle allocation, w	need for a reduction based on new information that was not available previously, be are asking for our allocation to be reduced to 291 from 463. This is due to the dies that show that the population, household, and employment numbers show evious estimates.
List of Supporting Documentation	n, by Title and Number of Pages:
1. Appeal Letter (2 pages)	5. DOF article (1 page)
2. City Spreadsheets (3 pages)	6. LA Times article (2 pages)
3. City Charts (3 pages)	7. USC Pitkin & Myers Report - April 2012 (49 pages)
jurisdictions that have previously file	4.05(d), appeals to the draft RHNA Allocation Plan can only be made by d a revision request and do not accept the revision request findings made by HNA methodology and changed circumstances.
FOR STAFF USE ONLY:	Hearing Date: Planner:

City of San Dimas

Appeals Letter (2 pages)

Outcome Request

Appeals Request Fifth Cycle Regional Housing Needs Assessment

Submitted by: City of San Dimas

Contact: Larry Stevens, Assistant City Manager- Community Development

May 28, 2012

Requested Outcome: RHNA Allocation Reduced to 291

To the RHNA Appeals Board:

As you may be aware, over the past several years the City of San Dimas has taken great interest in SCAG's preparation of the region's growth forecast and its relationship to the Regional Housing Needs Assessment (RHNA). The City appreciates SCAG's efforts in working with local jurisdictions and giving us the opportunity to comment on the Draft RHNA numbers and methodology. The City applied to the SCAG Board during the Revision Request process and was denied a revision. After reviewing new estimates and forecasting numbers that have become available through DOF we are filing an Appeal for reconciliation of our allocation.

Upon reviewing SCAG's Draft RHNA allocation, the City believes that there is a need for a reduction. The need is based on new information from DOF and reports that were not available previously. To understand the differences we compared regionally SCAGs numbers with DOF's. We also continue to stand by our detailed information we reported during the Revision Request process with regards to 5 of the AB2158 planning factors: 2b, 2c, 3, 4, 6, and the fact that the current allocation is disproportional to the RHNA allocation that SCAG developed in 2006. While the City's request may seem to be insignificant when considering the magnitude of the RHNA allocation region wide, it is imperative for a small City such as San Dimas to ensure that its projected need is as accurate as possible as it has a direct relationship to the City's efforts in development.

State law requires regional planning agencies to maintain a growth forecast within 3% of the DOF growth forecast. There is a significant gap in population, households and employment estimates between the Census Bureau, CA DOF and the numbers used in SCAG's RTP 2012. According to their numbers, the SCAG RTP 2012 estimates are 10% higher in population for the City of San Dimas (City Spreadsheets). The DOF and the Census are both showing a negative growth averaging from 3 to 5% in all three planning categories: population, households and employments.

There are a few reputable planning sources that are all saying the same thing – slow growth patterns are expected to continue into the future.

- The Census 2010, DOF and the USC Pitkin-Myers numbers comparison show approximately 5% difference between the estimates. The new predictions differ significantly from California's official population projections that were originally used during the RHNA cycle. The previous numbers show that the state's population by 2020 would reach 44 million, a level, USC's researchers now say will not be attained until 2028. (USC Report-April 2012_Page iii)
- "Bill Schooling, chief of demographics research for the state department of finance, praised the USC report and said his staff, too, is working on a new set of population figures, which he says will be lower than its previous estimates" (LA Times article – April 25, 2012).
- "The slower population growth pattern experienced in the last decade is expected
 to continue into the future. Between 2010 and 2035, the annual population
 growth rate will be only 0.9 percent, which is lower than the growth rate for the
 past 20 years. The region will grow mainly through natural increase" (SCAG RTP
 2012 Growth Forecast-page 13).
- "The most recent DOF forecast was issued in 2007 and projected the state population at 59.5 million in 2050. Last week DOF released a new projection that estimates a population of 51 million in 2050." This is 15% less in population. (DOF article-May 11, 2012)

We are asking for reconciliation because of the significant difference in population projections between SCAG and DOF during the RHNA process. We are asking for our City's allocation number to be decreased by 37% to 291 (City Spreadsheets). This request is due to in part as reconciliation from the 2006 RHNA Forecast that was assigned to the City of San Dimas and a negative growth rate of 5% estimated from DOF and the Census. With the new DOF and Census 2010 numbers, it is evident that the numbers was grossly over-estimated (City Charts). The forecast showed the City was expected to grow approximately 43% in population, 44% in households, and 10% in employment, from 2008 to 2020, when in actuality, the Census showed that in 2010, the population was a negative 22% of what was estimated.

During this 5th cycle allocation, we are asking for our allocation to be reduced by <u>37% to</u> <u>291 from 463</u>. This is due to the new DOF, Census and recent studies that show that the population, household, and employment numbers show a decrease in growth (City Spreadsheets).

City of San Dimas

Spreadsheets (3 pages)

(Shows all SCAG planning documents and estimates for Population, Households, and Employment for the City.)

		SCAG 2006 Forecast	RTP 2008	SCAG 2011 May Revision	RTP 2012	2012 Integrated Growth Forecast	Census	DOF	
Population	2008	36,828	36,827	33,371	36,774	33,400	34,980	36,774	
	2010	42,635	37,481	33,371	37,044		33,371	33,465	
	2020	52,701	42,477	34,989	38,661	35,000		1-	
	2035	65,980	53,457	35,607	39,279	35,600			
	Difference	15,873	5,650	1,618	1,887	1,600	-1,609	-3,309	
	%	0.43	0.15	0.05	0.05	0.05	-0.05	-0.09	
		SCAG 2006 Forecast	RTP 2008	SCAG 2011 May Revision	RTP 2012	2012 Integrated Growth Forecast	Census	DOF	-11
Households	2008	12,598	12,256	12,043	12,270	12,000	12,163	12,264	
	2010	14,290	12,567	12,030	12,270	12,030	12,030		table 4k
	2020	18,089	14,622	12,647	12,887	12,600		San Atawa	DESCRIPTION OF THE PERSON OF T
	2035	22,216	17,920	4000000	13,093	12,900			
	Difference	5,491	2,366	604	617	600	-133	-323	
	%	0.44	0.19	0.05	0.05	0.05	-0.01	-0.03	
							-		
		SCAG 2006 Forecast	RTP 2008	SCAG 2011 May Revision	RTP 2012	2012 Integrated Growth Forecast	Census	DOF	
Employment	2008	17,048	17,048	13,141	13,141	13,100	13,141	13,141	
	2010	17,695	17,650	12,557	12,878	12,557	12,557	12,618	
	2020	18,792	18,434	13,591	13,912	13,600			
	2035	20,555	19,544	14,103	14,646	14,100			
	Difference	1744	1386	450	771	500	-584	-523	
45	%	0.10	0.08	0.03	0.06	0.04	-0.04	-0.04	
2000									

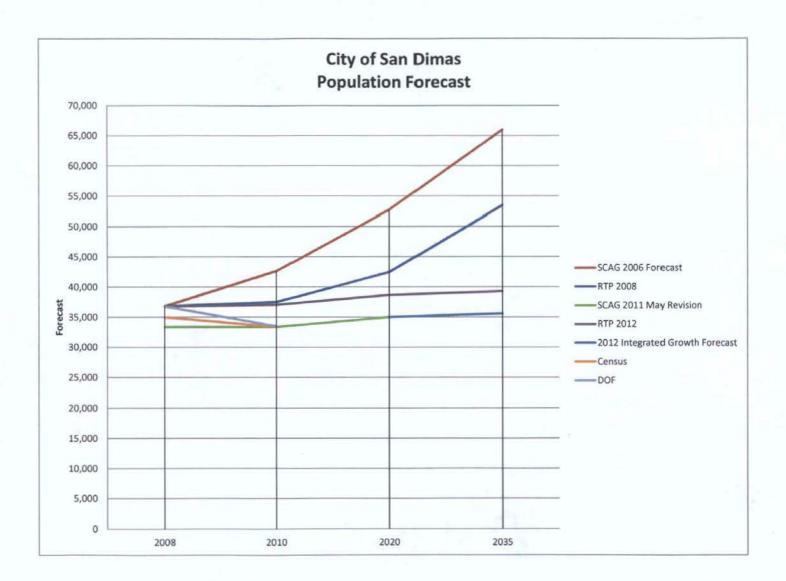
Department of Finance		1							T												
			No. of the last																		
																	1				
Los Angeles County (July 1, 2		1																			
DOF-12	Population 2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010										
	9,543,982	9,635,795	9,722,444	9,791,022	9,822,508	9,809,557	9,787,327	9,773,894	9,796,812	9,805,233	9,827,070										
Difference	3,343,302	91,813	86,649	68,578		12,951	-22,230	-13,433	22,918	8,421	21,837										
Percent Change		0.010	0.009	0.007		0.001	-0.002	-0.001	0.002	0.001	0.002										
referre change		0.020	0.000	0.007	0.000	5.552	0.002	0.004	0.002	0.002	0.002										
LA County Population Project	tions (May 2012)																				
DOF-12	2000										2010	2011	2012	2015	2020	2025	2030	2035	2040	2045	2050
	9,543,983										9,825,496	9,858,989	9,884,632	10,138,955	10,500,679	10,848,264	11,138,280	11,307,903	11,451,688	11,532,478	11,567,91
Difference												33,493	25,643	313,459	361,724	347,585	290,016	169,623	143,785	80,790	35,43
Percent Change												0.003	0.003	0.03	0.04	0.03	0.03	0.02	0.01	0.01	0.00
City Population Projections	Market Miles											2011									
DOF (1/1/2011)												2011									
												33,465									
CENCUE 2010											2010										
CENSUS 2010											2010										
											33,371										
SCAG 2012 Integrated Growth Forecast																					
Population									2008						2020			2035			
Population									33,400						35,000			35,600			
									33,400						30,000			33,000			
Households									2008						2020			2035			
									12,000						12,600			12,900			
Employment									2008						2020			2035			
									13,100						13,600			14,100			
and the same of th																					
SCAG Forecasts (May 2011 R	evision)																				
Population									2008		2010	2011			2020	2021		2035			
									33,371		33,371	33,465			34,989	35,040		35,607			
Households									2008		2010	2011			2020	2021		2035			
									12,043		12,030	12,031			12,647	12,665		12,853			
Employment									2008			2011			2020	2021		2035			
Employment											2010										
									13,141		12,557	12,618			13,591	13,647		14,103			
SCAG RTP 2012 Forecast (201	(0)																				
Population									2008		2010				2020			2035			
									36,774		37,044				38,661			39,279			
Hausahald-									2000		2010				2020			2025			
Households									2008		2010				2020			2035			
									12,264		12,270				12,887			13,093			
Employment									2008		2010				2020			2035			
Lingiovinent																					
									13,141		12,878				13,912			14,646			
SCAG RTP 2007																					

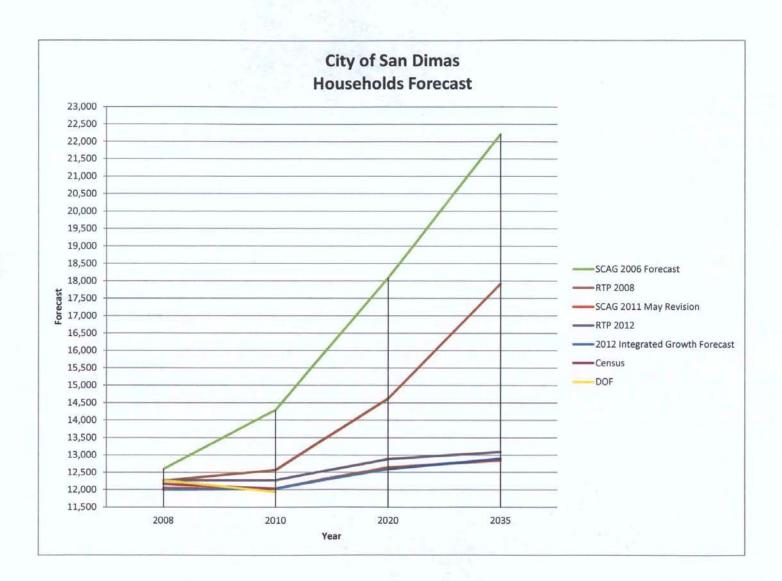
Population				2003		2005					2010			2015	2020	2025	2030	2035		
				36,559		36,827					37,481			38,828	42,477	46,348	49,996	53,457		
Households				2002		2005					2010				2020	2025	2020			
TO GOLD ONE				2003 12,239		2005 12,256					2010 12,567			2015 13,127	2020 14,622	2025 15,856	2030 17,003	2035 17,920		
Employment				2003 16,779		2005 17,048					2010 17,650			2015 18,129	2020 18,434	2025 18,794	2030 19,177	2035 19,544		
				10,775		17,040					17,030			10,129	10,434	10,794	19,177	19,544		
SCAG Forecast (Oct. 2006)	SHOW THE	THE WAY																		
	Census																			
Population	2000			2003		2005					2010		2014	2015	2020	2025	2030	2035		
	34,980			36,560		36,828					42,635		46,685	47,698	52,701	57,425	61,837	65,980		
Housing Units	2000			2003		2005					2010		2014	2015	2020	2025	2030	2035		
rousing Omes	12,503			12,581		12,598					14,677		16,257	16,617	18,569	20,111	21,592	22,794		
Employment	2000			2003		2005					2010		2014	2015	2020	2025	2030	2035		
	17,042			16,779		17,048					17,695		18,088	18,262	18,792	19,400	19,981	20,555		
Households	2000			2003		2005					2010		2014	2015	2020	2025	2030	2035		
	12,163			12,239		12,256					14,290		15,831	16,183	18,089	19,595	21,041	22,216		
SCAG 2004 Growth Forecast	2000					2005					2010			2015	2020	2025	2030			
	35,146					39,557					44,626			50,063	55,427	60,568	65,499			
California Population																				
DOF-12																				
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2012								
	34,000,835	34,512,742	34,938,290	35,388,928	35,752,765	35,985,582	36,246,822	36,552,529	36,856,222	37,077,204	37,318,481	37,678,563								
Difference		511,907	425,548	450,638	363,837	232,817	261,240	305,707	303,693	220,982	241,277	360,082								
Percent Change		0.02	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01								
Pitkin-Myers CDF-12																				
111111111111111111111111111111111111111											2010				2020		2030		2040	2050
											37,328,528				40,820,201		44,756,304		48,316,571	51,170,00
															3,491,673		3,936,103		3,560,267	2,853,42
															0.09		0.10		0.08	0.0
DOF-07											2010				2020		2020		2040	2050
											2010 39,135,676				2020 44,135,923		2030 49,240,891		2040 54,266,115	2050 59,507,87
											39,133,076				5,000,247		5,104,968		5,025,224	5,241,76
															0.13		0.12		0.10	0.1

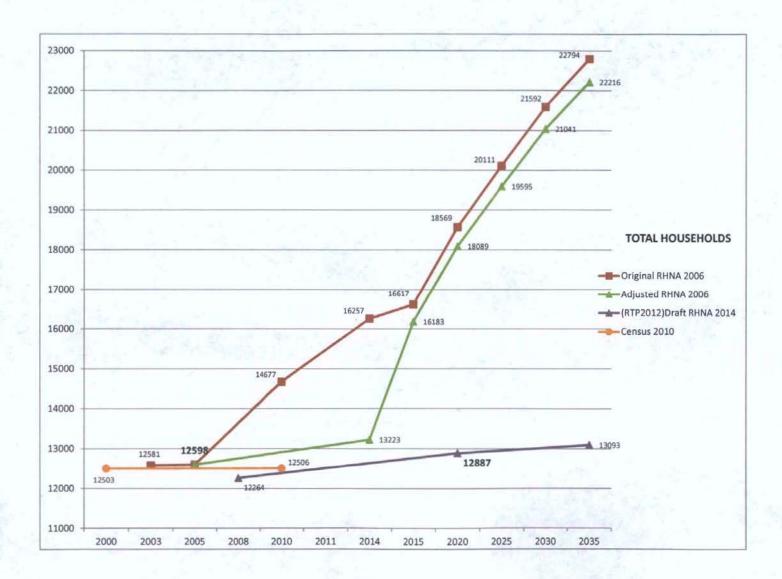
City of San Dimas

Population & Household Charts (3 pages)

(Shows all SCAG planning documents and how they are not consistent with the Census and DOF Estimates.)



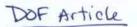




DOF Article

(1 page)

California DOF revises 2050 Population Projection..



FRIDAY, MAY 11, 2012

California DOF revises 2050 population projection down by 8.5 million. Huge Implications for Water, Transportation, and Budget Planning

California DOF makes the state's official population projections. The DOF forecasts have been notoriously aggressive in the past. Until this week, the most recent DOF forecast was issued in 2007 and projected the state population at 59.5 million in 2050. This week, <u>DOF released new projections that estimate a population of 51 million in 2050</u>.

I am pleasantly surprised by the extent of the downward revision, and very pleased to see that the State's official growth projection is now much more realistic and fits well with our own modeling. My research associate has just returned from a meeting about these projections for San Joaquin Valley counties, and came away really impressed with the improvements the DOF demographers are making to their models. Kudos to them, it will really help the state improve planning and decision making.

For example, it is critical to things like estimating future water demand, a topic near and dear to many of the readers of this blog. This 15% cut in future population projection is a big deal. That's 15% less water demand - regardless of what you assume about efficiency improvements - and 15% fewer ratepayer/taxpayers to tap for future debt payments - whether those are revenue bonds issued to pay for conveyance or a a general obligation water bond.

Way back in 2008, the very first thing I criticized in the PPIC/Davis analysis of the peripheral canal, was the population forecast used to estimate future urban water demand. Their model used the absurdly high figure of 65 million, when DOF's own high forecast was 59.5 million, and most private forecasters and extrapolation of U.S. Census 2040 estimates were coming in around 54-55 million in 2008. That was before the Great Recession, and I think the new DOF estimate of 51 million is pretty realistic now.

To their credit, the PPIC team has made some adjustments and they are thinking more constructively about the implications of slower growth and conservation, and I suspect some modeling of this will be evident in their new book on water economics.

LA Times Article (2 pages)

California's population growth to slow in coming decades

latimes.com

California's population growth to slow in coming decades

The state will benefit from the slower but still-healthy growth rate of about 1% annually, a USC report says. The decline will mainly stem from a sharp drop in immigration to California.

By Rebecca Trounson, Los Angeles Times

April 25, 2012

California's population will grow more slowly in the next few decades than it has in the past — and that is good for the state's still-struggling economy, according to a new USC report.

The study projects that the state's population, now 37.3 million, will continue to increase at a healthy clip — about 1% annually — for years to come. But at least through 2050, we are unlikely to see the boom rates of recent decades, especially the 1980s.

"This is more manageable growth and that's good news for California," said Dowell Myers, a USC demography and urban planning professor who co-wrote the report with colleague John Pitkin. "We're returning to a more normal rate of growth."

The cooling pace means the state, city and county governments and other entities will have more time to prepare for a bigger population than they did in years past, allowing for more effective planning, Myers and other experts said. That could ensure that new roads and parks, for example, are put in areas where they are most needed and where growth is likely to be sustained, they said.

The researchers said the slowdown will mainly stem from a sharp drop in immigration to California, part of a nationwide trend detailed in other recent studies.

Although the slower pace of growth may be a net positive for California, it will require revisions to an array of public and private plans, including for schools, water projects, transportation, hospitals, highways and other infrastructure.

"Those of us who've been here for a while think of California as a place that's grow, grow, grow — and go, go, go — but this shows that we're not that anymore," Hans Johnson, a demographer with the Public Policy Institute of California, said of the USC study released Tuesday. "We're now more typical of the rest of the nation."

Johnson noted that the brakes on California's growth were evident in the 2010 census, after which, for the first time, the state failed to gain a new seat in Congress.

The report, the third in a series of projections by USC's Population Dynamics Research Group, predicts that California's population will grow at less than 10% per decade for the next several decades.

In the 1980s, the state's population surged nearly 26%, adding about 6 million residents. The increases were fueled primarily by the booming aerospace industry and economic problems elsewhere in the country, which made the Golden State a powerful magnet for job seekers.

In the 1990s, the state's growth rate fell to 14% but remained strong. It slowed further, to 10%, in the decade just ended, the USC report shows. Myers said the continuing falloff from 2000 to 2010 may have been partly due to the recession that began in 2008. Growth was slow even in 2005, when the economy was still strong.

The new predictions differ significantly from California's official population projections. Those show that the state's population by 2020 would reach 44 million, a level USC's researchers now say will not be attained until 2028.

Bill Schooling, chief of demographics research for the state department of finance, praised the USC report and said his staff, too, is working on a new set of population figures, which he says will be lower than its previous estimates. Schooling's office is racing to produce the new estimates ahead of its regularly scheduled report because demographic changes are so profound that state agencies urgently need fresh data to update their planning.

The USC analysis also predicts that as California's growth slows, its population will change in various ways. The state in coming decades is expected to have more senior citizens, fewer children and more young adults. The state's immigrant population will be more settled, with a larger share that has lived in the U.S. at least 20 years.

Each change has implications, the experts said.

The average age of the state's population, as in the nation, is rising, partly driven by the aging of the huge baby boom generation, whose oldest members were born in 1946 and are of retirement age. The USC researchers say the number of Californians of retirement age compared with people of prime working age (25- to 64-year-olds) will rise to 36 seniors per 100 working-age adults in 2030. It stood at 22 to 100 in 2010.

As the boomers age, they will require more state services and that will create budget challenges, Johnson noted. Also significant is the loss of their workforce skills to the state, he said. Baby boomers are California's most highly educated generation, he said, with a greater share having graduated from college than younger or older age groups.

A smaller population of children in years to come means savings for the state, mainly in education costs. It could lead to higher per capita spending for the education of those who remain, Johnson said.

The rising share of young adults age 25 to 34 in the next 20 years is good news for the state, which experienced negative growth for that age group from 1990 to 2010, Myers said. Young adults are crucial for the state's economic growth. They are most likely to become new workers, rent their first apartment, buy a home, have children and be first-time voters, he said.

California's increasingly settled immigrant population means that its members are more likely than before to have learned English, have children born in the U.S. and remain in the state, Johnson said.

"It's important for us as a state to make sure immigrants and their families are integrated into our society and are successful, so it's really important to look to their education," he said. "The biggest challenge California faces long term is to ensure that enough of our residents go to college, and to make sure they graduate."

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USC – California Demographic Futures Pitkin-Myers Report

(49 pages)

California Demographic Futures

Third In a Series of Projections

GENERATIONAL PROJECTIONS OF THE CALIFORNIA POPULATION BY NATIVITY AND YEAR OF IMMIGRANT ARRIVAL

PopDynamics Research Group



JOHN PITKIN DOWELL MYERS

APRIL 2012

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A short descriptive title is: Pitkin-Myers 2012 California Generational Projections.

About the Series on California Demographic Futures

The first projection report in the series on California Demographic Futures was issued in 2001, followed by a second in 2005. Additional generational projections that follow this general model have been prepared for the United States and major subareas of California. This specialized program of research is conducted through the USC Population Dynamics Research Group. A number of reports and special studies have also been carried out in preparation for the 2012 series of projections and are available on the project website: http://www.usc.edu/schools/price/futures

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Acknowledgments

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Contents

Executive Summary	iii
1 Introduction	1
2 Population Growth and Racial-Ethnic Change	5
3 A Changing Age Structure	9
4 The Immigrant Population	13
5 Changing Origins of the Population: Fewer Immigrants and More Homegrown	19
6 Changes in California's Working Age Population	23
7 A Composite Portrait: Putting the Pieces Together	29
8 Methodology and Questions and Answers About the Generational Population Projections	35
Endnotes	42
References	43

Executive Summary

This report provides uniquely detailed projections of California's population numbers and characteristics. In addition to the standard content of age, gender and race or Hispanic origin, the Pitkin-Myers/USC projections describe foreign-born and California-born components. The new projections also provide detail on immigrant generations and the length of residence in the U.S. for the first generation. Projections of the total population are carried through 2050, while the detailed characteristics are reported through 2030.

These projections are the third edition in the California Demographic Futures series carried out through the Population Dynamics Research Group in the Sol Price School of Public Policy at the University of Southern California. A substantial track record has been accumulated, most notably by the 2001 edition that projected the substantial leveling off of foreignborn growth that now has occurred.

The following major findings emerge from the 2012 edition of these Generational Projections.

1. Less Population Growth. Much slower population growth is foreseen in these projections than was indicated by the official state population projections issued in 2007 by the state Department of Finance (DOF). The population level previously expected for 2020 is not reached until 2028 (44.1 million). And the 50-million population mark previously anticipated for January 2032 is now expected in January 2046, fully 14 years later. (Once the DOF projections are revised to take account of the 2010 census and recent trends, they also will likely show slower growth.)

2. A Return to Normal Growth. In fact, the anticipated growth in each of the coming decades is very similar to what was recorded in 4 of the last 5 census decades, the lone exception being the 1980s' growth of 6.1 million added persons. See EXHIBIT A.

Along with the slower growth have come several important changes in population characteristics. The largest projected shifts involve the aging of the population and residents' place of birth.

3. A Soaring Senior Ratio. Population growth among seniors ages 65 and older is projected to quadruple in the coming 20 years (4.2 million, amounting to 57% of the total growth in 20 years) compared to the gains in the last 20 years (1.1 million, accounting for only

	California Population		opulation		Population Growth Each Decade			
	Census	DOF-07	Pitkin-Myers CDF 12		Census	DOF-07	Pitkin-Myers CDF 12	
1950	10,586,223			1950-60	5,130,981			
1960	15,717,204			1960-70	4,253,865			
1970	19,971,069			1970-80	3,696,695			
1980	23,667,764			1980-90	6,092,257			
1990	29,760,021			1990-00	4,111,632			
2000	33,871,648			2000-10	3,382,303	5,264,023	3,457,002	
2010	37,253,956	39,135,676	37,328,528	2010-20		5,000,247	3,491,673	
2020		44,135,923	40,820,201	2020-30		5,104,968	3,936,103	
2030		49,240,891	44,756,304	2030-40		5,025,224	3,560,267	
2040		54,266,115	48,316,571	2040-50		5,241,761	2,853,429	
2050		59,507,876	51,170,000			a check attende.	7-42-0-47 (FeV)	

15% of total growth). Driven by aging of the large baby boom generation, the ratio of seniors ages 65 and older to prime working ages (25 to 64), is projected to soar to 36.0 seniors per 100 working age in 2030, compared to 21.6 in 2010, a two-thirds increase in just 20 years. The impact of the increase is amplified because it follows four decades of no change in the senior ratio.

- 4. Faltering Growth in Children. An opposite trend is occurring among children. Whereas children under age 18 were rapidly increasing in number between 1990 and 2010 (+ 1.6 million), in the coming 20 years (2010 to 2030) the growth of children virtually halts (-31 thousand). Given the continued growth of the rest of the population, the share made up by children is projected to slowly decline, from 24.9% in 2010 to 20.7% in 2030.
- 5. Foreign-Born Share Holding Constant. The generational projections contain rich detail on nativity or place of birth not found in other population projections. The total foreign-born share of the state population has leveled off at 27% after decades of increase. Projected foreign-born shares of the total population are 27.0% in 2020 and 27.0% in 2030. (The foreign-born share stood at 8.6% in 1970, 15.1% in 1980, 21.7% in 1990, 26.2% in 2000, and 27.2% in 2010).
- 6. Longer Immigrant Settlement. The growing number of foreign-born residents in the California population includes cumulative increases in the share of long-settled immigrants. As the number of foreign born who are newcomers is declining, the share of the foreign-born who are long settled (entered the U.S. 20 or more years earlier) is increasing. It is projected to rise to 62.2% of all foreign-born in 2030, compared to 45.7% in 2010 and 22.0% in 1990. Conversely, the share of foreign-born that arrived in the U.S. less than 10 years earlier is projected to fall from 27.8% in 2010 to 21.3% in 2030 compared to 50.4% in 1990.
- 7. Growing Majority California-Born. The 2012 edition of California Demographic Futures goes beyond previous editions to describe new detail on the number of residents who are native Californians, as opposed to residents born in other states or abroad.

These homegrown sons and daughters form a rapidly growing majority of California's population.

The native Californian (or homegrown) share of the state population became a majority of the population in the last decade, reaching 53.9% in 2010, and will continue to slowly rise. The homegrown share is far higher among children and young adults than older adults. In 2010, over 90% of children under 10 already were homegrown, native Californians, but major increases in homegrown status are now expected among adults ages 25 to 34 (62.1% in 2030 compared to 50.6% in 2010) and for adults ages 35 to 44 (57.2% in 2030 compared to 38.5% in 2010).

- 8. Changing Sources of Future Workforce. Growth in California's working age population is projected to change dramatically in the coming 20 years compared to the preceding 20 years. Whereas the main working age population (ages 25 to 64) increased 4.2 million from 1990 to 2010, it is expected to grow moderately less (3.3 million) from 2010 to 2030. Virtually all the projected growth is comprised of native-born who are the children of immigrants (98%). This contrasts to the earlier growth period, when immigrants themselves accounted for 80% of the growth. In fact, in the coming period, 112% of the 3.3 million working age increase is projected to be from California-born residents (a 3.7 million increase that exceeds losses in other groups).
- 9. A New Recognition of Training Ages. Youths and young adults are technically able to be working, but those who are ages 18 to 24 more often are enrolled in extended education or training programs, or they may be serving in part-time or apprentice positions that are preparing them to join the main workforce. They are the workforce of the future. The California born already dominated growth in this age group in the last 20 years and are projected to continue to do so in the coming period as well. Latinos predominate among the homegrown population in training ages, but all racial groups contribute. Those raised in California are, of course, educated at the expense of California taxpayers and likely to remain in the state to the benefit of California businesses and other employers. And they will become future taxpayers themselves, as well as possible home buyers to strengthen the housing market.

1 Introduction

California is at the cusp of a major generational transition. The large generation born during the national Baby Boom in the 1940s and 1950s is beginning to leave their prime working ages. At the same time, a rising generation born in the California baby boom of the 1990s, many the children of immigrants who arrived in the 1980s and 1990s, will soon be adults and entering the workforce. The impending changes pose the state with both great opportunities and urgent challenges that need to be addressed. Population projections that link the past, present and future can help people better grasp the transition that is underway.

The projections introduced in this report are termed "generational" not only because of these age changes but also because they include immigrant generations. They categorize people by their place of birth, whether in California, elsewhere in the U.S., or another country, and also whether people are second-generation children of foreign-born mothers. This is not information ordinarily found in population projections but it is vital for California, given that its foreign-born population and their children are so prominent. In addition, these projections include the usual age, sex, and race characteristics provided by official state and national agencies (see sidebar).

This set of projections is the third in a series with a long history of development. Previous generational projections in the California Demographic Futures series were issued for California in 2001 (Myers

and Pitkin 2001) and 2005 (Myers, Pitkin and Park 2005), both of which were posted on our website and reported in the media in California. An earlier model (Pitkin and Simmons 1996) was developed for the nation as a whole. The new projections simulate processes of demographic change forward from 2000 and are then calibrated to the 2010 Census counts before launching into the future. They are the latest in a series of projections under development for well over a decade. A notable record of success has been established. The 2001 projections foresaw the leveling off of the foreign-born share of California's population before the results of the 2000 census were released and successfully projected the share later observed in 2010. In addition, a 2009 study from the research group was the first to recognize that a new homegrown majority had formed in California (Myers, Pitkin and Ramirez 2009). And, in advance of the 2010 census release, a "predictive simulation" used demographic analysis to reasonably estimate the population total for California (Pitkin and Myers 2010).

A very brief description of the method is offered here, with fuller details found in section 8, and in other sections where appropriate. The projections are made by the cohort-component method, which ages the base 2010 population forward year by year into the future, changing it according to age and sex-appropriate rates of mortality and migration to and from California, and projects births by applying fertility rates to the projected population of women

Content of Projections Conventional population projections have. . . Age Sex Race & Hispanic Origin California Demographic Futures Projections have ... Age Sex Race & Hispanic Origin Generation . Foreign-born . Native-born second generation . Native-born third generation Foreign-Born Year of Arrival in U.S. Native-Born State of Birth . California . Other state

of child-bearing ages. Since many of these rates vary across race and origin (nativity) groups, different sets or schedules of rates are used for the different race and origin groups. For example, fertility rates are higher for foreign than native-born women, and native Californians are less likely to migrate to other states than those who were born in other states. All of these rates are calibrated according to the changes actually observed between the censuses of 2000 and 2010. They are then projected forward according to known or expected trends in migration, fertility, and mortality. More information on the method of projection can also be found in "Methodology and Questions and Answers About the Generational Population Projections" in section 8 of this report.

Utility of the New Projections

The added detail provided by the new projections for California provides major benefits for public understanding and policy making. All projections yield an assessment of the future total number of residents, but without the added detail provided here about characteristics of California's residents, the public and policy makers alike can only speculate about

substantial social changes, projecting them into the future based on short-cut empirical methods, at best, or guesses or emotions, at worst.

Under the limitations of the conventional content, for example, we might know that the number of Latinos or Hispanics¹ are increasing and will soon be the majority of the state's population. But users would not know whether those added Latinos are likely to have been born in another country (and be immigrants), or whether they are likely to have been born in the United States (and be native-born). Further, users would not know how many of these new Latinos are actually California-born and whether their mothers are likely to be immigrants or native-born themselves.

All of this information is available for historical dates, up to 2011, but only available in projections for California in the California Demographic Futures series. Without explicit projections, many observers assume that all growth will come from migration by outsiders, rather than from births in California. The birth data are readily available, and births have even been projected, but the contribution to the total changes in population is not known unless this information is organized into projections.

Without projections, the public or leaders in business and government do not have a firm grasp of who will make up the workforce of the future. In the new projections, population in the working ages is categorized not only by race and Hispanic-origin but also by generation and place of birth. Based on these projections, it is now possible for the public to discuss the implications of having a future workforce the great majority of whom will be California born and raised.

It is a matter of simple logic that a new worker who will be age 25 in 2030 and California-born is age 7 in 2012 and likely in the second grade. The new worker will be educated in California schools that are paid for by California taxpayers, all for the benefit of California employers. But these same new workers of the future will also be new taxpayers themselves, and they might also be new home buyers who contribute to the real estate economy as well.

What is not known and a matter of demographic accounting, is how many will there be, how many will be native sons and daughters of California, and how many will come to the state from other states

or nations. The projections offered here help to make the future more concrete. Although questions such as these about the future population can never be answered with certainty, projections that account for the migration, immigration, and mortality, as well as births, provide a rational source of answers and narrow the range of uncertainty about the state's true demographic situation.

Projections Build on Analysis of Recent Demographic History

Projections require more than simple extrapolation of past trends. They require a detailed accounting of movements in more than 1000 subgroups, but this needs to be based on careful analysis of recent history. There is a great deal of momentum built into the current population structure, and people do grow older one year at a time, but uncertainty prevails about the amount of migration, fertility, and mortality that could reshape the population in future years. All of these factors have been reflected in the new projections.

As an overview, it is useful to think of California's demographic structure as being shaped by three major demographic waves.

The first wave was the well-known post-World War II Baby Boom, which lasted from 1946 to 1964. The number of births in California more than doubled between 1945 and 1963, giving rise to the large native-born Baby Boom generation. Its numbers were further increased by migrants who moved to California from other states starting in the 1950s and continuing in later decades.

A second wave, less well known but equally important, was the migration-driven boom of the 1980-1990 decade, when California's population grew at an average annual rate of 2.5%, two and a half times the rate of increase in the 2000-2010 decade. Several components contribute to this overall growth, including net immigration, natural increase (i.e., the excess of births over deaths), and net domestic migration.2 Large influxes of migrants came both from other states and abroad. These new residents were mostly adults who had or sought jobs, needed and bought houses, and started families. The flows of migrants from other states ended and turned around during the deep economic recession in the early 1990s, while immigrants from other countries continued to come, although in declining numbers.3

In a third wave, which was a direct and immediate result of the 1980-1990 wave of migration, the state experienced a surge of births, a "California baby boom," which peaked in 1990-1991 at 610 thousand, more than 50% above the number in 1980. This boom did not last however. By 1997 the number of births had fallen to 524 thousand and has remained near that level in later years. During the 1990-2000 decade the number of births more than made up for 2.8 million migrants lost on net to other states.

Each of these large demographic waves and other past demographic events send predictable ripples forward in time, and it is their predictability that gives the projections a credibility that requires attention. Which is not to say that future demographic events, giving birth, dying, and migrating, can be foreseen with complete certainty either for individuals or groups of people. The pattern prevailing for the past century is that death rates change more slowly and therefore predictably than rates of fertility, and rates of migration, domestic and international, are more variable than both.

Going forward in time, the population in the *near* future is more predictable with greater certainty than in the more distant future: with more time, there is more scope for demographic rates to change and for the effects of unanticipated changes to cumulate and multiply. For this reason, the report emphasizes the projections of detailed characteristics for the period 2010 to 2030 while more basic results are reported for later years.

Questions of Future Trajectories

Sections 2 to 4 of the report address common important questions about California's population.

- The 2010 census delivered a major surprise to California, because its count came in well below the projections prepared by the State of California in 2007. Looking forward, a major question is how much growth to expect for the current decade and those beyond. (Section 2)
- Rapid changes in the racial and Hispanic composition of the population have proceeded in California at least since 1970. Given that migration patterns have shifted and birth rates have decreased, should these changes now be expected to continue at the same rate in the coming decades? (Section 2)

- How rapidly will the aging of the giant baby boom generation shift the prevailing balance between the state's working age population and the population of seniors with entitlement benefits, most of whom will be retired from the work force? (Section 3)
- How much will the number of children continue to grow in the future, given these changes for adults and recent declines in the number of births? (Section 3)
- What is the future of California' large foreignborn population? Will it continue to grow through rapid immigration, and how should it be expected to change? (Section 4)

Sections 5 and 6 report the continued growth of the new homegrown, California-born majority in the state's population, an important finding of these projections (Section 5), and projected changes in the working and "training" age populations, with major implications for the state's work force and economy (Section 6). Section 7 presents a concise, accessible overview of California's demographic structure and the ongoing generational transition, its roots in the past, the current situation, and where it is headed in the foreseeable future.

The final section of the report (Section 8) describes the projection methodology and answers common questions about the basis for the California Demographic Futures generational projections.

2 Population Growth and Racial-Ethnic Change

Several major population dimensions are included in the new Generational Projections developed using the California Demographic Futures model. Addressed in this section are two of the most conventional, total population growth and racial and ethnic changes.

Total Population Growth

Total population growth is often considered the main result to any population projection, even when a host of more detailed results are generated for use. Population growth reported in the 2012 Generational Projections for California is substantially lower than

what was previously expected for the state. The benchmark standard, and the official projections for policy making by the State of California, is the set of projections produced by the Demographic Research Unit in the California Department of Finance (DOF). Their latest projections issued at this writing remain those produced in 2007. The DOF projections are scheduled for revision in 2012 to take account of results from the 2010 census and also to make needed adjustments for more recent trends.

The population totals expected from the 2012 Generational Projections are presented in Exhibit 2.1, comparing these to census results since 1950 and to

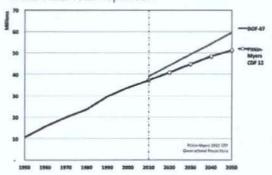
Exhibit 2.1: California Population Total By Decade

	Census	DOF-07	Pitkin-Myers CDF 12		Census	DOF-07	Pitkin-Myers CDF 12
1950	10,586,223			1950-60	5,130,981		
960	15,717,204			1960-70	4,253,865		
970	19,971,069			1970-80	3,696,695		
980	23,667,764			1980-90	6,092,257		
990	29,760,021			1990-00	4,111,632		
2000	33,871,648			2000-10	3,382,303	5,264,023	3,457,002
2010	37,253,956	39,135,676	37,328,528	2010-20		5,000,247	3,491,673
2020		44,135,923	40,820,201	2020-30		5,104,968	3,936,103
2030		49,240,891	44,756,304	2030-40		5,025,224	3,560,267
2040		54,266,115	48,316,571	2040-50		5,241,761	2,853,429
2050		59,507,876	51,170,000				

the DOF-07 projections through 2050. The totals reached in the present projections include 44.8 million in 2030 and 51.2 million in 2050. These figures are well below those projected in 2007 by the California DOF, as illustrated in Exhibit 2.2. An initial difference of 1.8 million people already exists in 2010, because our new projections are benchmarked to the 2010 census that turned out to be that much lower than the DOF-07 projections. And the gap opens wider in subsequent decades, with the new projections 4.5 million lower in 2030 and 8.3 million lower in 2050.

The best way to track these projections across the decades is to compare the total population growth accruing in each decade. What stands out is the extraordinary 6.1 million population growth between 1980 and 1990, an increase of 26%. Previous decades saw only 4.3 million growth in the 1960s and 3.7 million growth in the 1970s. And subsequent decades recorded only 4.1 million growth in the 1990s (a 14% increase), and 3.4 million growth (10%) in the decade just completed. It turns out that the 1980s were an isolated moment, a surge of growth due to cold war defense spending on aerospace, largely in Southern California, combined with economic doldrums in the oil patch and the rustbelt that made California a national magnet for growth for a decade. However, those attractions did not continue after 1991, and growth decreased substantially in the decades that followed (Exhibit 2.3).

Exhibit 2.2: Total Population

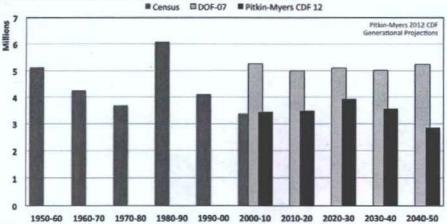


Source: Census Bureau, Department of Finance 2007 Projections, Pitkin-Myers,

The annual growth projected by the California Demographic Futures model continues past trends of much reduced migration to California. Even during the boom years of the early 2000s migration to California was falling, so this should not be seen as just an event of the Great Recession. Fertility rates also have been low for more than a decade, although they dropped even more during the Great Recession. To this day, even though California has a population that is 25% larger overall, the peak year for births in California is still 1990, marking the climax of the 1980s boom years.

As evident in Exhibit 2.3, the DOF-07 projections seemed to anticipate a rebound in growth to levels

Exhibit 2.3: Observed & Expected Population Growth Each Decade



Source: Source Census Bureau, Department of Finance 2007 Projections, Pitkin-Myers CDF 2012

USC PopDynamics Research Group

closer to the boom years of the 1980s, extending this high assumption to every future decade. The projections under the California Demographic Futures model also foresee a small eventual rebound from the recent low period of growth (which straddles both the decades of the 2000s and the 2010s), but our projections never again reach 4 million growth in a decade, and never exceed 10% growth in a decade. It is certainly possible that the state could reap another unusual decade (an anomaly like the 1980s), but the average outlook is for much more subdued growth.

Growth continues at a healthy clip in these projections, just more slowly. In view of the fiscal state of affairs in California, and the difficulty in financing infrastructure or services required to support growth, it may be helpful that the pace has slowed. Essentially, the state has received a reprieve, buying more time to plan for future growth. The expected schedule under the DOF-07 projections was extremely demanding. Under the new California Demographic Futures projections, there is more time to prepare for growth.

Population growth has slowed so much that the previous level of population once expected in 2020 (under DOF-07) now is expected by the new projections to be reached in 2028. And what had been expected for 2030 is now projected for 2042. Perhaps the most significant benchmark is the year of attaining 50-million population. This population milestone once was expected for January 2032 (under DOF-07 projections). Under the 2012 Generational

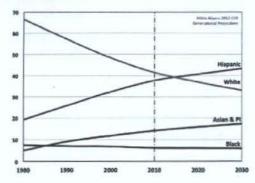
Projections, however, the 50-million benchmark level of population is not anticipated until January 2046, some 14 years later.

Racial and Ethnic Change

Along with California's rapid population growth has come rapid change in the racial and ethnic composition of the state's population. We report these changes here for a long sweep of recent history and future decades, covering 1980 to 2040. Over this time period the definition of racial categories has changed somewhat, and we have made adjustments to facilitate comparisons. It bears emphasis that the meaning and definitions of race are likely to change even more into the future, so any projections of this topic should be received with circumspection. Race or Hispanic origin is a matter of personal, self-identification, which can change for the same individual over time, and its recording is a matter of administrative procedures that also can offer different categories for selection in different decades. Certainly, no one should claim to predict people's future identities, which can be changeable in unknown ways. Perhaps the best way to think of these projections is as a projection of predominant racial and ethnic heritage in the future according to the major categories as defined today. We offer these projections of race and ethnicity as a convenient metric of comparison with other population projections and census trends.

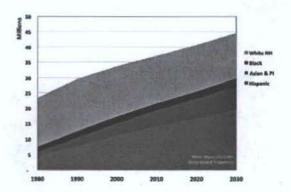
In 1980, two-thirds (66.6%) of California's population was non-Hispanic and White, but by 2000

Exhibit 2.4: Race and Ethnic Shares of Total Population



Source: Census Bureau, Pitkin-Myers CDF 2012

Exhibit 2.5: Race and Ethnic Population Numbers



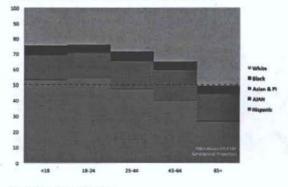
Source: Census Bureau, Pitkin-Myers CDF 2012

this fraction fell below 50%, making California an all-minority state. The next milestone will come in about 2015 when the Latino population is projected to surpass the non-Hispanic White population, and become the largest race-ethnic group. The date when Latinos become a majority of the population is not projected here but likely occurs a few years after 2050, based on projected rates of change after 2010. By that time California will have spent nearly six decades with no single group in the majority.

The projected trajectories of changing racial composition are shown in Exhibit 2.4. The pace of change was greater in the 1980s, because of the boom, but also in the 1990s, because the deep California recession sent many 1980s migrants, many of whom were white, back to their home states or on to new destinations. More recently, the slowing of immigration from Mexico, as well as declining fertility, have also slowed the rate of increase of the Latino population.

Another way of viewing this growing racial and ethnic mosaic is to see the population, not as percentage shares of a fixed total pie, but as the sum of the numbers of people in different groups (Exhibit 2.5). In this perspective, we do not see decline but rather growth. Latino and Asian residents have rapidly increased in number, but there is no evidence of decline among Whites and Blacks. Even though the percentage shares of these two groups have declined, their absolute numbers have held fairly steady and are projected to remain so. In 2040 there are still projected to be more than 14 million non-Hispanic White residents of California, more than the entire population of all but three states.

Exhibit 2.6: Race-Ethnic Shares in 2030



Source: Pitkin-Myers CDF 2012

To be sure, many of these White residents will be older, some from the giant baby boom generation; but others their children and grandchildren. Brookings demographer William Frey (2010) has called attention to a cultural generation gap, where many more of the older age groups are non-Hispanic White, while in the youngest age groups Whites make up only a small fraction in contrast to the burgeoning numbers of Latinos and other newly growing groups. Thus we can think of racial and ethnic change as working its way slowly up the age ladder a year at a time. This is demonstrated for the year 2030 in Exhibit 2.6. Among Californians 65 and older, 50.5% are projected to be White, while among those under age 18, only 24.9% will be White, exactly half as large a share. Conversely, 26.4% of seniors are projected to be Latino in 2030, compared to 52.9% of children under 18.

3 A Changing Age Structure

ge is the central dimension of demography, because change happens a year at a time, and all of the population members advance in predictable ways. The probabilities of a great many behaviors and events vary systematically across the different ages, making age a uniquely useful and widely used predictor. The age structure, or distribution of the population across age groups, differs from decade to decade because of aging and because of the legacy of past events. In this section we summarize the changes in age structure that have occurred since 1990 and that are projected to occur through 2030. That is a capstone year for aging in California, because it marks the point at which the last members of the baby boom generation have crossed age 65 and become eligible for Medicare and many pension benefits.

A tremendous amount of change will be compressed into just the coming 2 decades, and the clearest understanding of a changing California population can be gained through a contrast of 2030 with 2010 and 1990. This contrast will be examined from different perspectives, beginning with the processes that generate those differences.

The Legacy of Past Events

The giant baby boom generation, born 1946 to 1964, has rippled upward through the age structure for decades. Once born, a cohort can increase in numbers only through migration from another locale. Decrease occurs through out-migration and eventual death.

California's baby boom cohort was augmented during the boom years of the 1980s, when many people then in their 20s and 30s, the ages with highest migration probabilities, were attracted to jobs and lifestyles in the Golden State. Many of these new Californians came from other states; others from foreign countries, as to be discussed in the section on immigration. Rates of migration slow substantially after age 40, and so California's population of boomers has been relatively stable since.

Later, younger cohorts, born in the late 1960s and 1970s, are smaller, and fewer of them have moved to California because the employment attractions and housing costs have not been as welcoming in recent decades. At times, especially during the 1990s, the economy in California was so much worse than in other parts of the nation that many young adults moved to other states. The combined effects of smaller cohort sizes and out-migration are still visible today in the current slightly depressed number of middle-aged residents relative to older and younger cohorts.

California experienced its own baby boom from 1984 to 1996, when many of the young adults attracted to the state had their own children. These years also coincided with the baby boom echo, the children born of the baby boomers. Annual births soared 37% between 1984 and 1990, then fell 12% by 1996 before leveling again. Those children are now aged 17 to 27 in 2012, with the largest cohort

turning 22 this year. This new generation of young adults is larger than their predecessors, but they leave behind them a decline in school age children in their wake. Given the current declines of another 10% in births statewide during the Great Recession, the ranks of children are being further depressed, and for the future, young adults. Nonetheless, the decline is expected to be short-lived, with a small rebound in fertility anticipated after full recovery from the Great Recession. Overall, for the long-term the outlook is for relative stability with very little net change.

Age Structure in Each Decade

Here we offer a snapshot of the age distribution in each decade. As shown in Exhibit 3.1, in 1990, an exceptionally large share of California's population was ages 25 to 34 (19.3%). This share fell to a low point in 2010 (14.4%) before a brief revival in 2020 and a projected new decline in 2030 (14.0%). A more prolonged downward shift is found among children, with the share of the population that is under age 10 falling from 15.5% in 1990 to 13.5% in 2010 and projected to 11.4% in 2030.

What has been growing is the share in middle age, as the baby boomers have progressed through the age groups. The share ages 35 to 44 peaked in 2000, the share ages 45 to 54 peaked in 2010, and the share ages 55 to 64 will peak in 2020. These peaks reflect the aging of the cohort that was age 25 to 34 in 1990,

representing the younger half of the baby boomers. Ultimately, the cohorts passing through middle age arrive in elder years, with the baby boom cohorts beginning to arrive there after 2010. Our large cohort from 1990 makes its arrival in 2030, at which time the share of the population that is 65 and older is projected to reach 18.5%, well above the 11.4% of today. This highly significant change is discussed below and in later sections as well.

Impacts of Changing Numbers at Different Ages

As a measure of direct impacts on public services and private businesses, changes in the absolute numbers of residents each period are more important than their shares of the total. People of different ages have very different needs and demands, and when an age group is growing its influence has an expansive effect on those activities it most engages in, while in the case of shrinking numbers, the effects are opposite. An especially important impact is when the effects reverse from one period to another. Such a reversal can create wrenching changes as suppliers in the private and public sectors alike adjust to shifts in established patterns of demand by consumers and clients.

California faces such a period of wrenching change today. This can be seen by comparing the growth of the last 20 years by age group with the growth projected for the coming 20 years, as shown in Exhibit 3.2. Substantial reversals in growth patterns lie ahead

Exhibit 3.1: Trends in Share of Population

	1990	2000	2010	2020	2030
<10	15.5	15.4	13.5	12.1	11,4
10-17	10.5	11.9	11.5	10.5	9.5
18-24	11.2	9.9	10.6	9.6	9.1
25-34	19.3	15.4	14.4	15.2	14.0
35-44	15.6	16.2	13.8	13.4	14.4
45-54	9.9	12.8	14.0	12.4	12.2
55-64	7.5	7.7	10.9	12.0	10.9
65-74	6.3	5.6	6.1	8.8	9.9
75+	4.2	5.0	. 5.3	6.1	8.7
Total	100.0	100.0	100.0	100.0	100.0

Source: Census Bureau IPUMS, Pitkin Myers CDF 2012

as large cohorts, led by the boomers, transition to new stages of life.

Among young people under age 25, California experienced more than 2 million population growth from 1990 to 2010. However, in the coming 20 years, we project virtually zero growth in any part of this age range. (These differences include, of course, the combined effects of past births and migration.)

Among the crucial group of young adults ages 25 to 34, in the last 20 years, California lost 367 thousand people. In contrast, in the coming two decades, the state is projected to gain 889 thousand, an important revitalization of the age group that supplies new workers, supports entry-level housing demand, and starts families.

Similarly, at ages 35 to 44, growth is projected to increase from only 492 thousand in the last 20 years to 1.3 million in the coming 20 years. This can be expected to reinvigorate the labor supply and add to demand for housing.

Conversely, in late middle age, from 45 to 64, growth in the last 20 years amounted to an increase of 4.1 million, while in the coming 20 years growth is reduced to only one-quarter as much (1.0 million). This is the age range of maximum earnings and largest house purchases, but its impact as an economic driver will be much less robust in the future.

Finally, we arrive at the elderly ages, where 20-year growth of the young-old will expand from 424 thousand in the past 20 years to 2.1 million in the coming 20 years, and all elderly combined will increase their growth from 1.1 million to 4.0 million, a nearly fourfold growth at elderly ages.

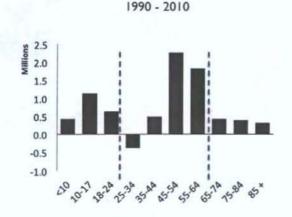
A New Era of Aging

The portraits of change that compare aging in the last 20 years to the next 20 years could not be more different from one another. In the period just closed we experienced growth of the middle aged and children. In the period to come, growth is projected among the senior population and for young adults, accompanied by a slowing among the middle aged and children.

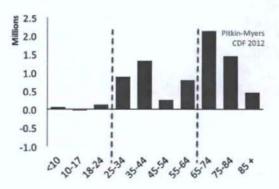
Indeed, the state's future prosperity and vitality will be greatly shaped by these growing segments of young adults and seniors. What will they look like? In subsequent sections we address the immigration and second-generation trends in California, as well as the new, growing majority of homegrown, native Californians.

In sum, the magnitude of the coming generational transition can be seen from a simple numerical calculation, one that contrasts the number of elders, ages 65 and older, with prime working age residents, assumed to be ages 25 to 64. Even though some may

Exhibit 3.2: Growth by age group, 1990 to 2010 and 2010 to 2030

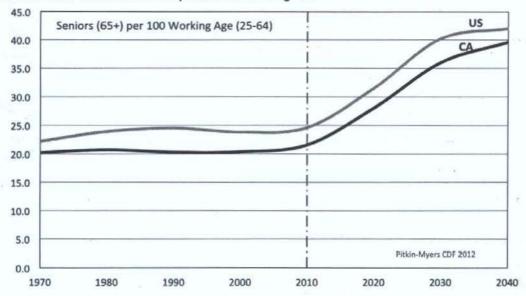


2010 - 2030



Source: Census Bureau IPUMS, iPtkin Myers CDF 2012

Exhibit 3.3: Senior Ratio Soars as Baby Boomers Cross Age 65



Source: Census, Census Bureau Projections, Pitkin-Myers CDF 2012

be working before or after these ages, this "senior ratio" captures the main relationship between the entitlement and retiree ages and the size of the age groups that are their principal supporters.⁵

Although the rising number of seniors is significant, of key importance for our society and economy is the ratio between their number and the working age people who will support them in different ways. As this ratio slowly rises, it will gradually tip the scales toward more emphasis on behaviors that the elderly are likely to engage in-not simply retirement but consumption of public entitlements, reduced taxpaying, and increased home selling. After four decades of remaining almost flat at the same constant level, the ratio of seniors is quite suddenly beginning to escalate (Exhibit 3.3). In California, what had been 20 or 21 seniors per 100 working-age residents is projected to climb to 28 in 2020 and then to 36 in 2030. A two-thirds increase in the ratio of seniors to working age Californians seems certain to impose enormous pressure on state and local governments and the taxpayers. A lot is riding on the shoulders of the new generation of young adults.

4 The Immigrant Population

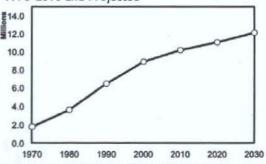
he foreign-born population has been a central L element of the demographic changes of the past three decades in California and is an important component of the transitions coming in the next two decades. Immigrants make up the "first generation" of their families to live in the U.S. They include those who arrived in the large immigration wave of the 1980s and early 1990s as well as substantial numbers who have arrived much earlier or since 2000. They come from diverse origins, the largest number from Mexico, but substantial numbers are also from Central American and Asian countries. Immigrants play a large role in the workforce, the economy, the housing market, and culture and, of great importance for the future, they are the parents of the rising second generation of children born in California.

The most distinctive feature of the new Generational Projections is the explicit treatment of immigration and the trajectories of foreign-born cohorts that arrived in different decades. As discussed in the Introduction, conventional population projections do not track immigrants as a separate group anywhere in the United States. Yet this population segment is larger (10.1 million in 2010) and more important in California (27.2% of the total population in 2010) than in any state in the U.S. In fact, the foreign-born share is higher in California, and the number larger, than in any nation in the world of at least 10 million population (but Australia may surpass California within the next 2 or 3 years). We can ill afford to overlook such an important group for determining the size and

characteristics of California's population. The lack of forecast information about immigrants in California has forced the public and policy makers alike to rely on imagined trends that merely extrapolate the past. Much better information is required for improved decision making.

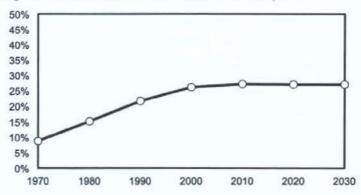
A wealth of detail is generated by our approach, and the highlights, as well as justification for key assumptions, are summarized in this section. These include growth in the foreign-born population and their children, the second generation, and the accumulation of waves of immigrants that arrived in different decades and that now have a growing length of settlement. The Generational Projections show the generation of immigrants who arrived in the immigration boom

Exhibit 4.1: Foreign-Born Population of California, 1970-2010 and Projected



Source: Censuses of 1970-2010; 2010 American Community Survey, 1-year estimates; and Pitkin-Myers CDF 2012

Exhibit 4.2 Foreign-Born Shares of California, 1970-2010 and Projected



Source:Censuses of 1970-2010; 2010 American Community Survey, 1-year estimates; and Pitkin-Myers CDF 2012

years aging and advancing to new life stages, just as the somewhat older, native-born generation of boomers are doing. And the overall growth in foreign-born has slowed markedly, so that the foreign-born share of the total population has stabilized at its current level, no longer escalating as in the past.

The Generational Projections treat the foreign-born population as an explicit component in the widely adopted, cohort-component method of population projections. The benefits of this approach are clear, because the logic of the cohort-component method is that treating each component explicitly will lead to more accurate overall projections when all the individual components are summed. The foreign-born component is based on the 2010 foreign-born population, a projection of future immigration, and the California Demographic Futures projection model which "ages" past and future cohorts of immigrant arrivals forward in time. Of these three elements, the most uncertainty attaches to the projections of immigration. Accordingly, in this section we explain the empirical basis for estimating that factor for input into the projections.

Empirical Basis for Projecting Future Immigration

Over the past half century, immigration from other countries to California has varied widely yet there are regularities in this history that afford a rational basis for projecting future immigration. The number of new immigrants rose from less than 100 thousand a year during the 1950s to well over 400 thousand a year in the late 1980s, then declined to about 350 thousand a year in 1994-2001 and further to 200

thousand in 2009--half the level at the peak of the wave. Although there have been some brief dips and blips, there has been a downward trend since the peak. However, it cannot be known for certain whether this trend will continue in the future or whether the recent low point was due to the Great Recession and is the prelude to a new upswing.

Our assumptions about future immigration to California are derived from regularities observed in past trends and, to the extent that judgments about the future must be made, we rely on those of a panel of experts and researchers on U.S. immigration. California's share of U.S immigration has varied little since it fell abruptly after the peak of immigration to California in the late 1980s. It seems unlikely that the dispersal of immigration to other states will be reversed because the migration networks that were formerly concentrated in California have become well established in many other states. Moreover, since California's share of new arrivals was quite stable from the early 1990s through 2011, we believe that a further decline is unlikely, and that it will hold this share into the future.

By itself, this insight is helpful but it also means that we require projections of future immigration to the U.S. in order to project immigration to California. In order to project U.S. immigration and avoid bias that might follow from sole reliance on our own professional judgments, we sought the opinions of other scholars who study migration to the U.S. through a Delphi-style survey in April 2011 (Pitkin and Myers, 2011b). In response to questions we posed about their expectations for the levels of immigration to the

U.S. in future years, on average, the members of the panel anticipated that U.S. immigration will rebound from the low levels recorded in 2009 and 2010 by 2015 and will increase further to near the peak (recorded in 2000) by 2025. The two important findings were that, one, while the average expert opinion expected a recovery of immigration, two, there was an expectation that future immigration will remain well below the continued increases in the Census Bureau's 2008 population projections for the nation.

Our projection for future U.S. immigration is derived from this average expert opinion on expected trends. Together with the assumption about California's stable share of U.S. immigration it implies that the number of new immigrants to California will increase gradually from the recent low of 200 thousand to 262 thousand a year by 2025, or by 30%. This is substantially below the large inflows seen at the end of the 1980s. As discussed in Section 2 about population growth, that period was unusually attractive for all migration to California and is not likely to be repeated. It should be noted that our immigration assumption has validity only as a long-run average and should not be treated as an annual forecast; variations above and below this long-run trend are likely but cannot be projected with specificity.

The Resulting Trend in Foreign Born Population

The effects of this assumption can be readily seen in the resulting projection of the foreign-born population in the state (Exhibit 4.1) which indicates that the foreign-born share of California's total population will level off at approximately the 2010 share of 27.2%, as shown in Exhibit 4.2. In other words, with this amount of future immigration, the foreign-born population of California is projected to increase at approximately the same pace as the state's native-born population.

This is an important finding of the Generational Projections. While this result may seem surprising to those who assumed the upward surge in immigration of the 1980s is continuing, in fact, the turning point came in the deep California recession of the early 1990s that deflected new immigrants to other states. Our 2001 edition of the California Demographic Futures reported that this slowdown had commenced, and that study successfully projected the continued slowdown that unfolded by time of the 2010 census. 7

This new pattern of a stable foreign born share is significant because it means that California is not being "taken over" by immigrants as earlier trends suggested. More significant may be the conclusion that California cannot rely on an unlimited supply of foreign-born labor, or domestic labor for that matter, to meet its workforce needs, and consequently the state will be increasingly dependent on the talents and skills of homegrown workers.

The slowdown in immigration also means that the characteristics of the immigrant population are shifting as more of them become long-settled in the state. Two of these characteristics, age and duration of residence in the U.S., are matters of accounting and can be projected with a high degree of confidence. The projections of these characteristics are described next.

Arrival Cohorts

In addition to the number of immigrants in the population of California, the California Demographic Futures model also projects the population of each generation or cohort, of immigrants who arrived in the U.S. in the same year. The projections are summarized by year of arrival in Exhibit 4.3. They show, for example, the population of the cohort that arrived in the U.S. in 1980-1989 and was first observed at 3.1 million in the Census of 1990 (and shown in the first column of the table). By reading this row across the columns, one can trace the population of the 1980s arrivals first in the censuses of 2000 and 2010 and then in the generational projections to 2020, 2030, and 2040. The population of this "arrival cohort" shrinks over time, with losses initially due mainly to emigration (often back to countries of origin) and, increasingly as the cohort ages in later years, due to the impact of mortality. Earlier and later arrival cohorts can also be seen in the exhibit, showing their past and projected populations residing in California.

Duration Since Arrival and Age

The duration of time elapsed since arrival in the U.S. is an especially significant characteristic of the foreign-born population and can be calculated directly for each cohort any year, since their year of arrival in the U.S. is known. This is significant because growing duration is associated with settlement, integration and advancement in the U.S. (See Myers,

Exhibit 4.3: Population of California by Nativity and Foreign-Born Decade of Arrival

		1990	2000	2010	2020	2030	2040	
				(thousands))			
	Decade of arriva	I)						
Foreign born	2040-2049						130	
Cristian House	2030-2039					130	2,479	
	2020-2029				124	2,447	2,255	
	2010-2019			123	2,166	2,001	1,876	
	2000-2009		148	2,698	2,422	2,238	2,039	
	1990-1999	129	3,122	2,686	2,403	2,149	1,853	
	1980-1989	3,112	2,893	2,406	2,122	1,812	1,444	
	Before 1980	3,202	2,700	2,234	1,780	1,315	851	
	Total foreign born	6,443	8,863	10,147	11,017	12,092	12,927	
Native born		23,273	25,008	27,181	29,803	32,671	35,388	
Total population	on	29,716	33,871	37,328	40,820	44,763	48,315	
	Sources:	1990: 1990 Ce	nsus 5% Publi	c Use Microdat	ta Sample.			
		2000: 2000 Census 5% Public Use Microdata Sample.						
		2010: 2010 American Community Survey 1-year estimate						
		2020-2040: Pit	kin-Myers CD	F 2012 Genera	stional Projecti	ons		
	Notes:	Populations are as of April 1, 1990, and April 1, 2000, and July 1 in subsequent years.						
		1990 year of arrival in 1990 estimated as prorated share of population that arrived in						
		1987-1990.						
		Small numbers current year ar				ho arrived bet	ween January	

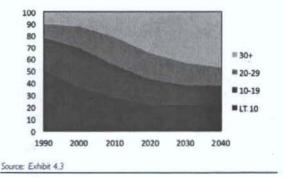
2007, chapter 5 or Myers and Pitkin 2011) For each arrival cohort, average duration in the U.S. grows by approximately ten years each decade.

Exhibit 4.4 shows how immigration duration added up for the entire foreign born population in the past and how it is projected to add up in the future. In 1990, half of the foreign-born population were recent arrivals who had come to the U.S. in the previous 10 years, and the median time since arrival stood at 10.0 years. By 2010, the share of recent arrivals had declined by almost half, and the share comprised by cohorts in the U.S. for 20 years or more had more than doubled; as a result the median duration had risen to 19.5 years. In the future, cohorts in the U.S. for 30 years or more are projected to steadily increase relative to the number of more arrivals, and in 2030 the median duration is projected to rise further to 27.7 years. These projected changes and the growing average U.S. "experience" of the immigrant population reflect the aging of the large cohorts of immigrants who came to California during the boom years of the 1980s and early 1990s.

As cohorts of immigrant arrivals spend longer in the U.S., they also of course grow older. For each cohort,

average age increases almost in step with duration since arrival. Somewhat less obviously, the average age of the entire foreign-born, first-generation population has increased over time and is projected to continue to rise in the coming decades. The large cohorts of immigrants who arrived during the 1980s and 1990s, most as youths or young adults, are aging; more recent immigrants are also mostly young, but they make up a shrinking proportion of the total population of immigrants, so the average age tends to increase over time.

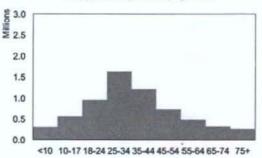
Exhibit 4.4: Duration (Years) of Residence in U.S.



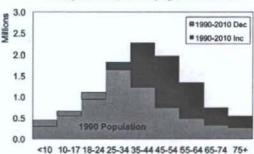
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Exhibit 4.5: Foreign-Born Population by Age

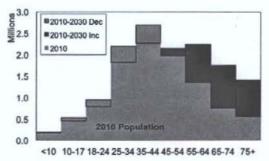
Foreign Born Population by Age, 1990



Foreign Born Population by Age, 1990 and 2010



Foreign Born Population by Age, 2010 and 2030



Source: 1990 Census 5% Public Use Microdata Sample, 2010 American Community Survey 1-year estimate 2030: Pitkin-Myers CDF 2012 Generational Projections

This dynamic can be seen in Exhibit 4.5, which shows the age distribution of the foreign-born first in 1990, when the peak age with the largest population was 25 to 34 years. Next it shows the changes to 2010, with the earlier 1990 distribution shaded light, the 1990-2010 increases, all over age 25, shaded dark, and declines, at younger ages, in outlined boxes. The peak age had advanced to 35 to 44. In the bottom panel of the Exhibit, the changes projected to 2030

are shown: increases above age 45, declines at younger ages, and still a peak at age 35 to 44 years but also a new peak at 55 to 64. Over the entire period from 1990 to 2030, the greatest growth is projected over age 45. As a result, between 1990 and 2010 the median age of all foreign born in California increased by 9.4 years, from 33.6 to 43.0, and in 2030 it is projected to rise another 9.1 years, to 52.1.

Exhibit 4.6:Two Definitions of Second Generation for the Population of California, 1990, 2010, 2030

Nativity and Nativity of Parents	199	90	201	0	2030		
	Population (thousands)	Share of total	Population (thousands)	Share of total	Population (thousands)	Share of total	
Base definition of Second generati	on: children of fo	oreign-born	mothers				
Second generation	3,908	13.2%	7,305	19.6%	9,909	22.1%	
Third generation	19,365	65.2%	19,876	53.2%	22,762	50.8%	
Total native born	23,273	78.3%	27,181	72.8%	32,671	73.0%	
Expanded definition of Second gen	eration: children	with at le	ast one foreig	n-born par	rent		
Second generation	5,021	16.9%	8,861	23.7%	12,113	27.1%	
Third generation	18,252	61.4%	18,320	49.1%	20,558	45.9%	
Total native born	23,273	78.3%	27,181	72.8%	32,671	73.0%	
Foreign born	6,443	21.7%	10,147	27.2%	12,092	27.0%	
Total population	29,716	100.0%	37,328	100.0%	44,763	100.0%	
Note:		ction. The bas	in this table is est e definition is use				

Source: 1990 Census 5% Public Use Microdata Sample, 2010 American Community Survey 1-year estimate 2030: Pitkin-Myers CDF 2012 Generational Projections

The Second Generation

As immigrants age, they not only grow more settled, but like the native-born population, many have children. These "second generation" children of the first-generation immigrants are often considered to be part of the immigrant population, and they are therefore separately identified and tracked in the Generational Projections as the children of foreignborn mothers. 10 11 In the recent past and the period of projection, the second-generation population grows slightly faster than the first. In 1990, including all residents with at least one foreign-born parent, a commonly used but more expansive definition than used in the projections or other sections of this report, 12 the second generation comprised 16.9% of the total population of California, less than the 21.7% that were foreign born, but nonetheless substantial. In 2010 the children born to immigrants in the 1990s and 2000s had raised this share to 23.7% of the state's total population, and by 2030, the second generation is projected to comprise 27.1% of the total population, roughly equal to the number of first-generation foreign-born population. In that year, the first and second generations combined are projected to make up 54.1% of the resident California population. These results are shown in Exhibit 4.6, which also shows the second generation population according to the base definition used elsewhere in the Generational Projections.

The age distribution of the second generation population is quite different than for the first generation. Between 1990 and 2010, continued births to immigrants caused the median age of the second-generation population to fall from 21.8 years in 1990 to just 17.6 years in 2010. The median age is projected to stop falling and increase substantially, 2010 to 28.5 years in 2030, due declining numbers of births to foreign-born women and the aging of the large cohort born in the 1990s and early 2000s.

In this section we have focused on the foreign-born population, its growth through immigration, and their children, the second generation. It has grown rapidly in past decades and is projected to continue to grow at slower rate in the future. Immigrants are not frozen in time like Peter Pan, they are no longer all newcomers, and further predictable changes are projected. In the next section we consider the foreign-born population in context as one of three large origin groups that together comprise the California population and the relationships among them.

5 Changing Origins of the Population: Fewer Immigrants and More Homegrown

The result of migration trends is that the predominant origins of residents in California have shifted over time. This is played out differently across the age groups for the reason that adults have had more time than children to relocate themselves and also because older people often preserve a history of migration that was prevailing in the decades when they were in their 20s and 30s.

This section explores three dimensions of residents' origins: immigration from abroad, migration from another U.S. state, and native-Californian by birth. After examining these individually, we then assemble a composite image of the changing origins of the California population.

Foreign-Born Origin

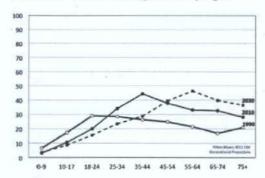
In 1990, immigration was still a relatively new event, which meant that most of the foreign-born were still in young ages. As seen in Exhibit 5.1, the age with the highest share of residents who were foreign born in 1990 was 18 to 24. Fully 29.0% of these young adults were foreign-born. Twenty years later, in 2010, the highest foreign-born share was found at ages 35 to 44 (44.3%), while in 2030 the highest share is projected for ages 55 to 64 (46.4%). The aging of this peak follows the aging of the earlier cohort with the highest foreign-born share, because the rate of immigration began slowing after 1990 and subsequent young cohorts in California were not composed of as many foreign-born.

Overall, it is striking how large a share—over one third—of the California middle-aged residents are foreign-born. Meanwhile, among youth the foreign-born share is dropping and among the elderly there is a virtual doubling. In fact, just at ages 65 to 74, we find that the foreign-born share has already increased from 17.5% to 32.6%, with a further increase projected to 39.7% by 2030.

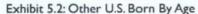
Origins in Other U.S. States

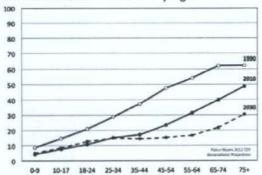
The changes in foreign-born prevalence are accompanied by a different set of changes among residents who are migrants to California from other states in the nation. These former residents of Iowa, Texas, or New York are much more prevalent at older ages, although their numbers are rapidly falling. Among

Exhibit 5.1: Percent Foreign Born By Ages



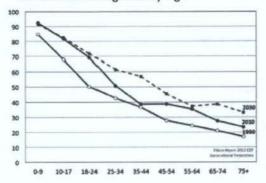
Source: Census Bureau IPUMS, Pitkin-Myers CDF 12 Generational Projections





Source: Census Bureau IPUMS, Pitkin-Myers CDF 12 Generational Projections

Exhibit 5.3: Homegrown By Age



Source: Census Bureau IPUMS, Pitkin-Myers CDF 12 Generational Projections

residents ages 65 to 74 in 1990, 62.2% were born in another state, while that drops in 2010 to 39.9% and is projected to decline to 21.5% by 2030 (Exhibit 5.2). Combined with the finding above about growing foreign-born prevalence at older ages, we are witnessing a great reshaping of the identity and background of the state's elderly population.

The California Born

What is the most common origin at young ages is native birth in California, the creation of a homegrown generation raised in this state. As seen in Exhibit 5.3, it always has been much more common for children and young adults to be born in the state where they now reside. However, in 1990, half of the residents ages 18 to 24 were California natives (50.0%), and it was progressively lower in older age groups. By 2010, this share had increased markedly, reaching 69.2% of those aged 18 to 24. This change reflected the dramatic slowdown in migration after 1990, while the older age groups were slower to be affected because many of their members were already resident in 1990.

The age contour of the homegrown share slopes downward at a relatively steady rate, with one exception that is illuminating. In 2010, the share at ages 35 to 44 appears to be depressed by 5 to 8 percentage points. A prior study of the homegrown identified this cohort as suffering losses during the economic recession of the 1990s that was much more severe in California than the rest of the nation (Myers, Pitkin and Ramirez 2009). At that time, the unemployment rate in California was 9.6%, compared to 7.5% for the nation as a whole, a differential of 2 points,

and the unemployment burden fell heaviest on the youngest, most migration prone adults (Myers et al, 2011: Figure 3). In addition, the extraordinary boom in California house prices created another incentive for this cohort of adults to exit, 10 years later, in the early 2000s, when the cohort was in its 30s, because they had grown frustrated by their inability to purchase homes. The combined effect was to drive out a sizable number of California's grown children who sought employment and housing in other states. In the current period, the ill effects of the Great Recession are more evenly spread, with fewer safe havens to attract outmigrants, and the crash in California housing prices has reduced that difference as well. Accordingly, we should not expect to witness as great an exodus from the current cohort of young adults.

The Combined Origin Profiles by Age and Race-Ethnicity

The three major origin groups can be combined in one exhibit for each of the age groups, as shown in Exhibit 5.4, comparing the origin profile in 2030 to the one in 2010. The information displayed is identical to that shown for those years in the preceding exhibits, but it permits comparisons of the three origins. The foreign-born shares of each age group are shown at the top of the chart and the homegrown at the bottom. In between, the light-shaded portion represents the shares born in other states of the U.S. That area is much larger at older ages, but between 2010 and 2030 it grows ever smaller. Over time, we also see how the foreign-born shares are anticipated to shift toward older ages. And the homegrown shares rise ever higher at younger ages.

The same origin profiles have been prepared for each of the four major race-ethnic groups, comparing the four as projected for 2030 (Exhibit 5.5). The White and Black profiles exhibit much larger shares that were born in other states than is true of Latinos and Asians. Yet even among Whites and Blacks we see that this "other U.S." component is prominent only above age 65, reflecting migration to California more than 40 years earlier. Conversely, among Latinos and Asians we find that the great majority are foreignborn, although this is most common above age 25 for Asians and above age 35 for Latinos. Very few California residents among these two race-ethnic groups were born in other states.

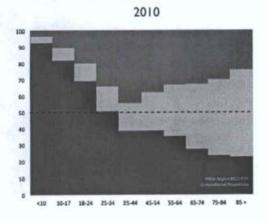
The increase in the homegrown population is striking among all four race-ethnic groups. By 2030, we anticipate that the California-born will constitute a majority of all White and Black residents younger than 75, all Latino residents younger than 45, and all Asian and Pacific Islander residents younger than 25. Among Latinos the changes have been especially swift. For example, at ages 25 to 34, only 29.7% were California born in 2000, but this increased to 46.4% in 2010 and is projected to be 64.8% in 2020 and 68.9% in 2030 (data not shown in the exhibit). Meanwhile, the age group that is 20 years older, ages 45 to 54 in 2030, is anticipated to increase its California-born share to roughly the level where the 25 to 34 year-olds were in 2010.

A New Era of Homegrown Majority in California

What the origin profiles demonstrate is that California has entered a new era of settlement. Migration from other states has subsided, as has immigration, and the previously settled residents have given birth to a new generation that is native Californian. We have entered the new era of the homegrown majority, not just among total population, but also among young adults and even the middle-aged. The significance of this change is many-fold. The new generation of workers, taxpayers, and homebuyers will have been California-educated with the support of California taxpayers, unlike in past decades when many workers were imported from other states or nations.

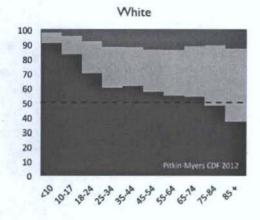
Analysis show that these native Californians are more committed to the state, with out-migration rates that are one-third as high as for California residents who were born in other states and of the same age (Myers, Pitkin and Ramirez 2009). Birth in California implies that one's parents also live here, rooting people by their family networks, as well as by their networks of childhood friends. The future of California is now anchored by this homegrown settlement.

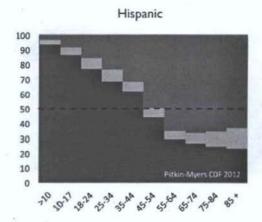
Exhibit 5.4: Origins By Age, 2010 and 2030

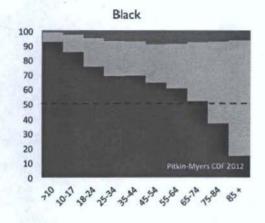


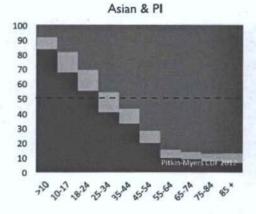
Source: Pitkin-Myers CDF 12 Generational Projections

Exhibit 5.4: Origins By Age and Race in 2030









Source: Pitkin-Myers CDF 12 Generational Projections

6 Changes in California's Working Age Population

One of the major implications of the population projections is with regard to the future workforce of California. How much will the working age population increase and what will be the composition of this growth? This question has great import for the economic future of California. Here we address two key age ranges: "working age" residents are in the prime ages of 25 to 64; "training age" residents are ages 18 to 24 and preparing to enter the prime working age.

The number and characteristics of working age population has major significance, because this group is the source of the labor force and the provider of replacement workers for the retiring older generation. The prime working age population provides the labor force that drives the economy. This group contains the most productive workers and residents in their highest earning years. These are the principal taxpayers, the biggest consumers, and the bulk of the homebuyers. Changes in the working age population thus have broad implications for California's future.

Separately, we will focus also on the number and characteristics of youths and young adults, ages 18 to 24. This group is often termed working age, but as will be explained, they are more often in training or apprenticeships and entry-level positions: they are preparing to join the workforce. The quality of their preparation is subject to public policy intervention

and has great importance because these youths and young adults are at the optimum age to be trained to become productive members of the labor force. The number and characteristics of these "training age" residents of California thus deserve special attention.

In this section, the working age population is compared between 1990 and 2010, and then with the 2030 projection. The main focus is on the growth in the number of working age residents, comparing the coming 20 years of growth to the last 20 years. This growth can be partitioned by its origins, whether foreign-born or native-born, with the latter divided between the children of immigrants (second generation) or those of the third and higher generation. Alternatively, growth in working age residents also can be partitioned by place of birth, dividing the native-born between those born in California or elsewhere in the U.S. Consistent with findings reported in Section 5, above, we find here that the homegrown population is by far the greatest sector of future growth in the working age population. Closer examination is then given to changes in the the race and ethnicity of these homegrown California working age residents.

Following that working age analysis, we then conduct similar investigation of the training age residents. These young recruits are truly the cutting edge of California's emerging future.

Exhibit 6.1: Immigrant Generation of the Working Age Population and its Growth

Working Age 25 to 64

	Num	Number (thousands)			re of lotal	
	1990	2010	2030	1990	2010	2030
Native, Third or Higher	10,411	10,425	10,201	66.9	52.7	44.3
Native, Second	1,087	1,929	5,124	7.0	9.7	22.2
Foreign-Born	4,059	7,433	7,722	26.1	37.6	33.5
Total Working Age	15,557	19,786	23,047	100.0	100.0	100.0

Growth 1990 to 2010

Growth 2010 to 2030

	Number		Number	
	(thousands)	Share	(thousands)	Share
Native, Third or Higher	14	0.3	-223	-6.9
Native, Second	842	19.9	3,195	98.0
Foreign-Born	3,374	79.8	289	8.9
Total Working Age	4,230	100.0	3,260	100.0
Source: Census Bureau, Pitkin Myers CDF 2012				

When is Working Age or Training Age?

There is frequent ambiguity about what constitutes "working age," and so the definitions employed here deserve explanation. The term working age is often used to convey the age range within which people are typically employed in the labor force. Virtually all definitions define the upper limit of working age as 64, even though a sizable share of people work at least part-time beyond that age. Given that Medicare and other benefits often start at age 65, or full Social Security at 67, the conventional upper limit of 64 has general usefulness. Seniors of ages 65 and older are supported in their entitlements by working age residents who are the principal taxpayers.

There is less agreement about the lower limit of working age. The Bureau of Labor Statistics defines it as starting at 16. However, it is more common to define working age as the Census Bureau does as beginning at 18. This convention may be based on the assumption that people start working after completing high school. Or it may simply be based on the notion that teenagers are able-bodied enough to help with farm labor or other manual tasks. Whether or not young people have the capability of working, it may not be in the public interest to rely on their employment to support other members of society.

In the contemporary economy young people ages 18 to 24 require extended training to perform useful roles. Many are enrolled in college or other training programs, and even more should be so. When young people are employed, it is often as interns or apprentices, in entry-level trainee positions, or in part-time capacities. For these reasons, it is useful to distinguish these young adults, ages 18 to 24, as being of "training age" rather than of prime working age. Because they are about to join the prime-age workforce, those of training age have special importance. This group of young adults deserves attention as a separate category for close attention.

Generational Make-Up of the Working Age

The working age population grew by 4.2 million from 1990 to 2010, and is projected to grow only moderately less (3.3 million) in the coming 20 years. There have already been dramatic changes in the generational origins of the working age population.

In the past the foreign-born share was increasing, but in the future increases are projected in the second generation. From 1990 to 2010 the foreign-born share rose from 26.1% to 37.6% of the working age population (Exhibit 6.1). However, a decline is projected in this share through 2030, falling to 33.5%.

Instead in the future the share that is second generation is projected to increase, rising from 9.7% in 2010 to 22.2% of the working age group in 2030.

In the past, the largest share of the working age population was native-born of third or higher generation residence in the U.S. However, this share declined from 66.9% in 1990 to barely half (52.7%) in 2010 and is projected to decline further to 44.3% in 2030.

The generations' changing shares of the working age group in different decades result from sharply different contributions to growth in different periods. In the last 20 years, the foreign-born accounted for almost 80.0% of the growth in working age residents in California (Exhibit 6.1). However, in the coming 20 years, the foreign-born share of growth is projected to be only 9% of total growth. Instead of a gain of 3.3 million working age in the last 20 years, the next 20 years are expected to see only an increase of only 290 thousand in foreign-born of working age.

The native-born, third or higher generation contributed very little growth in the last 20 years and is projected to see a small loss in the working ages in the coming 20 years. In their stead, the native-born, second generation, i.e., the children of immigrants, are projected to become the new, major source of growth in working age Californians. This new generation can be expected to add 3.2 million members to the working age population and account for virtually all of the growth (98%) in the working age population between 2010 and 2030.

Place-of-Birth Origins of the Working Age

Further attention is due the distinction within the working age residents who are native-born, separating those who are native Californians from those born in other parts of the U.S.

California-born residents are distinctive and worthy of separate attention, as in Section 5. The Californian-born are more rooted in the state, with outmigration that is two-thirds lower, than are native-born from other states. They are anchored by family and networks of school friends, and their entire education has been accomplished in this state (with rare exceptions). The California-born are truly a homegrown resource that will support the future economy of the state.

The California-born already were the largest component of the working age population in 2010 (41.2%)

Exhibit 6.2: California Origins of the Working Age Population and its Growth Working Age 25 to 64

	Num	Number (thousands)		Sh	are of Total	
	1990	2010	2030	1990	2010	2030
California-Born	5,502	8,148	11,801	35.4	41.2	51.2
Other US Born	5,996	4,206	3,524	38.5	21.3	15.3
Foreign-Born	4,059	7,433	7,722	26.1	37.6	33.5
Total Working Age	15,557	19,786	23,047	100.0	100.0	100.0

	Growth 1990 to 2010		Growth 2010	to 2030
	Number (thousands)	Share	Number (thousands)	Share
California-Born	2,646	62.6	3,653	112.0
Other US Born	-1,791	-42.3	-681	-20.9
Foreign-Born	3,374	79.8	289	8.9
Total Working Age	4,230	100.0	3,260	100.0

Source: Census Bureau, Projections, Pitkin Myers CDF 2012

Exhibit 6.3: Immigrant Generation of the Training Age Population and its Growth Training Age 18 to 24

	Number (thousands)		Sha	re of Total		
	1990	2010	2030	1990	2010	2030
Native, Third or Higher	1,997	2,013	1,965	60.4	50.8	48.1
Native, Second	351	1,156	1,486	10.6	29.2	36.3
Foreign-Born	960	792	638	29.0	20.0	15.6
Total Training Age	3,308	3,961	4,089	100.0	100.0	100.0

Growth 1990 to 2010		Growth 2010 to	2030
Number (thousands)	Share	Number (thousands)	Share
16	2.4	-48	-37.2
805	123.3	330	257.8
-168	-25.7	-154	-120.6
653	100.0	128	100.0
	Number (thousands) 16 805 -168	Number (thousands) Share 16 2.4 805 123.3 -168 -25.7	Number (thousands) Share 5 2.4 Number (thousands) 16 2.4 -48 805 123.3 330 -168 -25.7 -154

and this number is projected to increase to a majority (51.2%) in 2030 (Exhibit 6.2). Meanwhile, those from other U.S. states are in decline: their projected share of 15.3% in 2030 will be less than half what it was in 1990.

The California-born already accounted for a large share of the growth in the working age group in the last 20 years (63%). The 2.6 million increase more than offset the 1.8 million decrease among native-born from other states. However, in the coming 20 years the California-born are projected to assume a pre-eminent role. Their 3.7 million increase amounts to 112% of all the growth among the working age, because it offsets both the continued decline in working age residents born in other states and the very slow growth of the foreign-born. The unavoidable implication of these projections is that future growth of California's labor force will increasingly rely on our homegrown residents.

Special Attention to the Training Age Residents

The projections for the workers in training ages, 18 to 24, underscore these findings. In fact, the generational changes occur earliest for the younger segment, and we see in Exhibit 6.3 that the foreignborn share already declined by 2010 to 20.0%, barely half the foreign born share of all working ages. Over

the coming 20 years the foreign-born share is projected to fall to only 15.6% of the training age group. Meanwhile, the second generation make up 29.2% of the training age population, three times that of all working age, and the share is projected to rise to 36.3% in 2030.

Simply stated, the second generation accounted for all the growth in the training age group over the last 20 years and is projected to do so over the next 20 years. In fact, in the coming period, the other segments are expected to decline, meaning that without the growth of the second generation (by 330 thousand), the total training age population would shrink. As it is, the growth of the total training age population is projected to subside from 653 thousand in the last 20 years to only 128 thousand projected in the coming 20 years.

This underscores how vital the second generation will be both as a source of labor force and as the major source for replenishing the work force that would otherwise be depleted through increasing numbers of retirements.

California-born status also has already increased sharply among young training age residents. We see in Exhibit 6.4 that the California-born share was already 50.1% in 1990 and climbed to 69.2% by 2010,

Exhibit 6.4: California Origins of the Training Age Population and its Growth Training Age 18 to 24

	Number (thousands)		Sh	are of Total		
	1990	2010	2030	1990	2010	2030
California-Born	1,657	2,741	2,934	50.1	69.2	71.7
Other US Born	691	427	518	20.9	10.8	12.7
Foreign-Born	960	792	638	29.0	20.0	15.6
Total Training Age	3,308	3,961	4,089	100.0	100.0	100.0

	Growth 1990 to 2010		Growth 2010	to 2030
	Number (thousands)	Share	Number (thousands)	Share
California-Born	1,084	166.1	192	150.0
Other US Born	-264	-40.4	90	70.6
Foreign-Born	-168	-25.7	-154	-120.6
Total Training Age	653	100.0	128	100.0

Source: Census Bureau, Pitkin Myers CDF 2012

which is about that same share as projected in 2030. Over the last 20 years the growth in California-born dominated all growth in the training age population, with an increase of 1.1 million while there were declines among both the other U.S. and the foreign born. Looking forward 20 years, much less growth overall is expected in this age group, but the California-born are projected to dominate.

Thus we arrive at a similar conclusion for the California born and for the second generation, the two dominant growth groups, which, it should be understood, overlap in membership. Yet the growth of the California-born is greater because it draws on population members who are both third and second generation.

Racial and Hispanic Make-Up of California's Homegrown

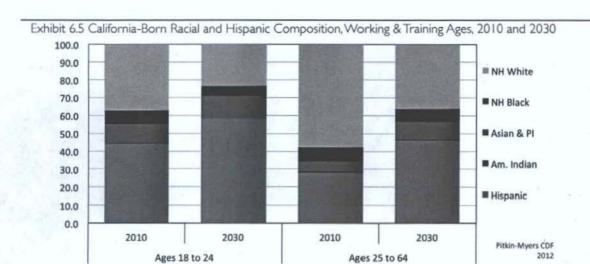
So important is the rise of the California-born population that we examine it a little more closely for both working age and training age residents. Who are these new homegrown contributors to the workforce—specifically, what is their race or ethnic identity? For this assessment we compare the racial and Hispanic composition in 2010 and 2030 (Exhibit 6.5). In general, the white share is receding among the training age and working age. By 2030, it is

projected that only 23.5% of the training age population will be White, while that will be true of 36.1% of those in working age group. In contrast the major group growing is Latino. By 2030, it is projected that 58.1% of the training age group will be Latino, as will be 46.0% of the working ages.

Overall, these findings indicate that California's work force and economy will be increasingly dependent on Latinos. With Latinos' large share of the training age population in particular, it will likely prove necessary to include Latinos as a central part of any plan to facilitate job training or to promote educational opportunity.

Conclusion

Workforce changes projected for the coming 20 years look very different from those seen in the last 20 years. Where the growth has been among the foreignborn, now growth is almost all among native Californians, many but not all of whom are the children of immigrants. Many are Latino, but not all. In view of the soaring senior ratio discussed above in Section 3, the future will require contributions from productive, well-trained young workers of every sort.



Source: Pitkin-Myers CDF 12 Generational Perspectives

7A Composite Portrait: Putting the Pieces Together

Previous sections of this report have focused on specific population segments, children, working age, seniors, the foreign born, and those born in California. This section provides an overview of how the different segments fit together, a snapshot of the 2010 population "from 30,000 feet." It then compares this snapshot with one of the situation two decades earlier, in 1990, and one projected ahead for 2030. Together, these snapshots provide a time-sequence graphic summary of California's coming generational transition.

They show how three large demographic waves, the products of past episodes of rapid growth, shape the projections of California's population for the coming decades: native-born baby boomers driving the coming increase in retirement-age seniors relative to the population in prime working age, immigrants who came in the surge in the 1980s and 1990s now dominating a more settled and aging foreign-born population, and the large cohort of children born in the 1990s and early 2000s forming the basis for a new and rising homegrown majority in the state.

2010

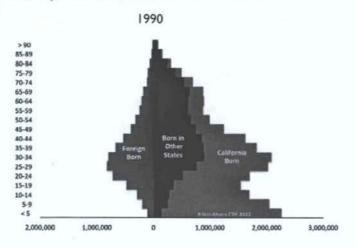
These composite snapshots of the generations take the form of "age-nativity pyramids" for California, starting with 2010 (middle graph in Exhibit 7.1). Modeled after the widely used age-sex population pyramid, the age-nativity pyramid shows five-year age segments, from the youngest at the bottom to the oldest at the top. The central vertical line divides the population by nativity, with the foreign-born to the left and native-born on the right. Within the foreign-born, the shading denotes decade of arrival, ranging from the most recent in the lightest tone to the earliest (and now longest resident) in the darkest. Among the native-born, those born in California (shown in light green) are distinguished from natives of other states.

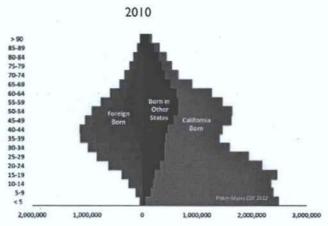
In this figure, the California-boom generation (born in the 1990s and early 2000s) can be clearly seen in the under age 20 segments to the right, and the immigration surge generation in the bulge to the left, peaking at ages 35 to 44. Slightly higher, the relatively large post World War II Baby Boom generation is also visible in the bulge to the right, with the peak of the California-born segment at ages 45 to 54 and those from other states five years higher.

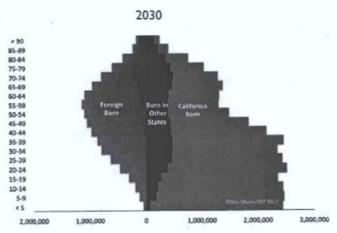
1990

This is quite a different portrait from observed for 1990. As shown in the top panel of Exhibit 7.1, the immigration surge generation can be seen in the midst of its growth, when it was newly arrived. At that time the foreign-born population was much younger on average than in 2010. Among the nativeborn, both segments of the Baby Boom generation were twenty years younger and their numbers were substantially larger than in 2010. By the latter date, the numbers had been whittled down by periods of

Exhibit 7.1: California Residents By Place of Birth in 1990, 2010, and 2030







Source: Census Bureau IPUMS, Pitkin Myers CDF 12 Generational Projections

USC PopDynamics Research Group

30

out-migration, heavy in the 1990s and more moderate but still substantial after 2000.

Back in 1990 the beginning of the California baby boom is discernible in the youngest age segment. It is noteworthy that a fourth large generation is also visible in 1990, namely the migrants from other states who arrived during the 1950s. These residents can be seen in the bump at age 65-69 in the component that was born in other states. By 2010 this once prominent group was no longer visible in the age-nativity pyramid because of the cumulative impact of mortality as the cohort advanced in years.

2030

We can also trace all the cohorts forward in time to 2030, when they are 20 years older. The 2030 pyramid, on the bottom in Exhibit 7.1, shows them as climbing a ladder to a later stage in life. The Baby Boom and immigration surge generations will be older, with some shrinkage among the Boomers due to mortality. The homegrown, California baby boom generation will continue to mature, and its oldest members will near 40 years of age.

Since this pyramid is based on a projection, there is unavoidably some uncertainty about its exact shape. If immigration is higher than assumed in the projections, it would expand the foreign-born segment toward the left with more new arrivals, and if lower than projected would compact the segment toward the right. Similarly, any increase in fertility would expand the native-born segments to the right (but only in the recently born age groups). And any deviations from the assumed levels of domestic migration would have corresponding repercussions for shrinking California-born segments, if greater out-migration, or growing the Other-U.S.-born segments, if greater in-migration than currently assumed. However, barring large and unexpected shifts in the occurrence of migration and fertility, the main features and general shape of the 2030 population should resemble the pyramid in this figure.

It should be pointed out that one substantial change between 2010 and 2030 would be not affected by surprises in any of these areas. The projected spread at the top of the pyramid occupied by the old-old results from continued modest declines projected in mortality rates combined with growing cohort sizes. For almost a century even the largest changes in elderly mortality rates have occurred gradually, so any change large enough, and sudden enough, to substantially change the projected increase in the oldest population by 2030 would be highly unusual.

The Imprint of Different Histories of Settlement

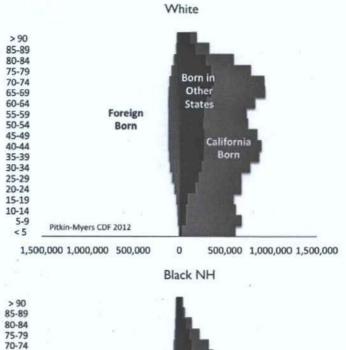
Each of the major race-ethnic groups in California has a different history of residence in the state, and this is reflected in their unique age-nativity profiles. Pyramids projected for each in 2030 are shown in Exhibit 7.2.

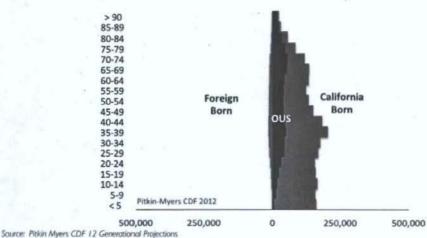
Whites and Blacks, at the left, are predominantly native-born populations with relatively small foreign-born numbers evident on the left-hand side. (Note that the horizontal axes for Blacks and Asians and Pacific Islanders are stretched so that each unit represents a third as many people as in the two upper graphs, for Whites and Hispanics.) White and Black pyramids both show relatively little variation from old to young ages and both reveal the Baby Boom and California baby boom generations as bulges in the age structure. The pyramid for Whites appears slightly top heavy, indicating an older population on average, while that for Blacks is somewhat broader below the middle.

On the facing page, in the second half of Exhibit 7.2, we see projected population structures with large numbers of immigrants. The foreign-born shares are relatively and in absolute numbers much larger than for the Whites and Blacks, and especially prominent for Asians. At the bottom of these pyramids, at younger ages, larger native and California-born numbers push the pyramids rightward. Since the parents of the young people near the base of each pyramid are to be found higher in the same pyramid, this tilt from top left to lower right graphically depicts a generational transition.

For Hispanics, the younger, California-born generation, is projected to outnumber the older and predominantly foreign-born generation, but for Asians, the relative sizes of the generations are projected to be the reverse, a result of much smaller family sizes and lower fertility rates among Asians.

Exhibit 7.2: California Residents by Race and Place of Birth in 2030



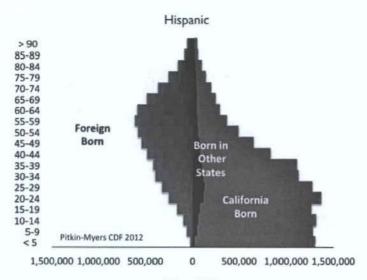


Reflections on Common Heritage and Shared Destiny

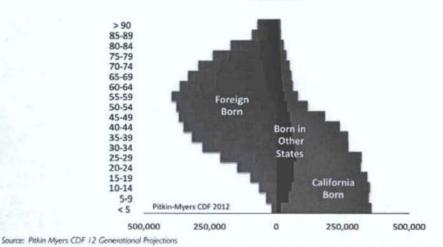
The advantage of the age-nativity pyramid is that it affords a global overview of the California population, combining all the elements discussed elsewhere in this report. The newly discovered image of planet Earth from space led to a new perspective on environmental connectedness and shared fate. How might the fresh encounter with these composite overviews lead to new perceptions about California residents?

The pyramids certainly make plain the age structure and life-cycle that all hold in common. Each resident, no matter the birth place, is subject to the same aging and eventual mortality.

But there is another striking and significant commonality that is visible. Despite all the differences among the four race-ethnic pyramids projected for 2030, what stands out is the overwhelming dominance of the California-born shares at young ages. Concentrated as it will be among children and young



Asian & PI



adults, the new homegrown majority will be a generation that shares a common heritage of birth and place.

With foresight, there is now an opportunity to nurture and strengthen the bond of this basic heritage through policies. It is hard to imagine that the identities defined by race and ancestral origin will rapidly fade. However, it is equally difficult to imagine that they will persist unmodified into the indefinite future. As they do fade, sooner or later, there is likely to be an opening for identities defined by birth and place to assume greater importance in people's lives.

8 Methodology and Questions and Answers About the Generational Population Projections

In this section we give a description of the methodology and assumptions used to generate the generational population projections for California. We also provide a relatively less technical description of the methods and assumptions in a Q&A format. A more detailed description of the California Demographic Futures (CDF) model (but not the assumptions used in 2012) can be found in Pitkin and Myers (2011a).

Methodology

The specific methods used here have been modified from those developed and used for previous population projections by the authors, notably of California population by nativity based on 1990 Census data (Myers and Pitkin 2001) and on 2000 Census data (Myers, Pitkin, and Park 2005). The same methods are used here and applied to the 2010 Census base population and have been extended to model the state of birth of the native-born population, whether in California or another state, in addition to nativity and immigrant generation. A more detailed description of the current model is given in Pitkin and Myers (2011a).

Cohort Component Method

Population is modeled and projected using the cohort component method, which tracks the different kinds of demographic events or components that account for all population changes: births, or "fertility," deaths, or "mortality," and the numbers of immigrants and emigrants. A distinction is made between in-migrants from outside the U.S., "immigration," and migrants moving between California and other states, "domestic migration."

A standard method of modeling and projecting population change, used e.g. by the U.S. Bureau of the Census (e.g., 2000) and State of California Department of Finance (DOF, 2007), tracks these components for birth cohorts, those people born in the same year (and of the same age), because per capita rates of demographic events vary greatly over the human life cycle. Fertility, for example, is nil for young children and men. There are also large differences across age groups in per capita rates of mortality and migration. For example, the number of deaths in the population increases when there are greater numbers of elderly with higher rates of mortality. By tracking the population of different birth cohorts as they age over time, the cohort component method can therefore model variations over time in the total numbers of births, deaths, and migrants more accurately than alternative short-cut methods.

There are also considerable differences in death rates both between the sexes and among races. In order to measure the impacts of these differences as the composition of the population shifts over time the cohort component model therefore also splits the population by sex, race, and Hispanic origin, thereby identifying the population in each of a thousand unique cohorts defined by birth cohort (or age), sex, and race or ethnicity in each year (i.e. 100 ages times 2 sexes times 5 or more race-ethnic groups).

If the future assumed component rates are specified in sufficient detail, this model can be applied to project a base population forward in time.

Nativity and Generations

The cohort method we use to model the population of California extends the conventional model to identify the population further by nativity, i.e., whether native- or foreign-born; for the foreign-born, by year of arrival in the U.S.; and, for the native-born, by nativity of mother (defining the "second" and "third" generations) and by state of birth, California or other. We do this for two reasons.

First, there is evidence of substantial variations in demographic rates among nativity groups, by foreignborn duration of residence in the U.S., and by nativeborn state of birth.

- There are large differences in fertility between native-born and foreign-born women. Using vital statistics data (birth records) for California, we estimate that average lifetime fertility (the "total fertility rate") for foreign-born Latinas between 2000 and 2008 was 71% higher than the rate for native-born Latinas, and there were substantial though smaller differences by nativity for non-Hispanic women.¹⁴
- Mortality rates are lower for foreign-born than native-born populations of the same ethnicity (Sevak and Schmidt 2008).¹⁵
- Ahmed and Robinson (1994) estimate large variation in rates of emigration from the U.S. by the foreign born, 19 % of the immigrants who had been in the U.S. less than ten years (at the start of the decade) compared with 9 % of those who had been in the U.S. ten to 19 years. (Although there are no reliable data on emigration of the native-born population, the rates are assumed to be much lower.)
- Rates of domestic migration vary by state of birth.
 For example, California residents who were born
 in other states were 2 to 5 times more likely as
 those born in California to move from California
 to another state between 1995 and 2000.

Second, a great deal of information on nativity and duration of residence in the U.S. is implicitly modeled but not retained or reported in the generally used cohort component method. Such information can therefore be made explicit and available to data users simply by being separately tallied and reported. It is, in a very real sense, a by-product of the generally used cohort component method and can be utilized if the framework of the model is extended to capture it. In fact, the U.S. Census Bureau did this when it issued its first national population projections by nativity, though not by immigrant generation or year of arrival, and Passell and Edmonston (1994) developed projections of the U.S. population by nativity, immigrant generation, and origin.

Temporal and Spatial Structure

The model starts from April 1, 2010, the date of the 2010 Census and projects the population to July 1 of 2010 and subsequent years through 2040 in one three month increment and then in one-year intervals with components of change determined by the assumptions described below.

The model is also run in simulation or calibration mode for 10 years starting from the April 1, 2000 Census 2000 base population. This is done for the purpose of calibrating the demographic rates to vital statistics data (births and deaths) for the period and to the changes in population recorded in the two censuses. The simulation results are also merged with 2010 1-Year American Community Survey estimates to estimate base-year population characteristics of birthplace and year of arrival for the total population. Data for 2010 thus have been synthesized from multiple data sources and, although they reflect the census, they may differ slightly from the American Community Survey estimates for population subgroups.

In addition to California, the model identifies the populations of two other regions, (1) the rest of the United States, with which California exchanges domestic migrants, and (2) the rest of the world, the source of immigrants and destination of emigrants. The population of the rest of the United States region is modeled in order to estimate the number of potential domestic migrants to California.

Population Characteristics

The model identifies five mutually exclusive race and origin groups: 1) Hispanics and non-Hispanic 2) Whites, 3) Blacks, 4) American Indians, and 5) Asian and Pacific Islanders. This categorization follows

the Hispanic-dominant convention, meaning that all Hispanics are tallied first, and then the remaining population is identified by race. Thus, for the sake of brevity the qualifier "non-Hispanic" is implied even when it is not explicitly stated. These categories are combinations of those identified in the U.S. Office of Management and Budget standards of 1977 and are the same as the race-origin categories used in the California Department of Finance's population projections and estimates prior to 2001.

The current federal standard identifies 31 race categories in addition to Hispanic and non-Hispanic origin, the 2007 DOF projections identify seven (Pacific Islander and Asian are now separately identified as well as a single non-Hispanic "multi-race" category) and the latest (2008) Census Bureau national projections have five individual races plus multi-race by Hispanic origin.

For purposes of projections, trends in demographic rates must be grounded in consistent historical trends that can be meaningfully traced from the past to present and into the future. There are too few observations of past births and deaths according to the new race categories identified by OMB in 1997 for this purpose. There are also unresolved questions about the consistency of the earlier data with the selfreported race data in the Census. Moreover many of the categories have populations that are too small to be reliably modeled and hence must be aggregated (as with the DOF projections). The need for population data on race that are comparable with earlier data is well recognized and has been filled by the National Center for Health Statistics "bridged" race estimates that translate the 2000 Census Summary File 1 detailed age-sex-race-origin data to the earlier race standards using a probabilistic assignment method.

Race and Hispanic origin for the population born after 4/1/2000 is also probabilistically assigned based on the mother's race and origin, since e.g., some children of Hispanic women are not considered as Hispanic by the respondents, presumably because their father is not Hispanic, and conversely some children of non-Hispanic mothers are considered to be Hispanic. The probabilities for assigning race and origin to projected births are from the 2000 Census and based on the reported race and Hispanic origins of minor children and mothers living in the same household.

The resulting projections should not be thought of as measures of future racial self identification. That identification is fluid and will surely change due to patterns of intermarriage and evolving societal norms. Instead, the projections are an ascription of racial heritage and track the long-term evolution of major racial groups based on today's norms.

The model splits the population into three immigrant generations: the foreign-born, the "first generation" or "immigrants"; the children of native-born mothers, the "second generation"; and children of native-born mothers, the "third generation." Substantial ambiguity characterizes definition of the second generation, whether these are the children of two immigrant parents, of one immigrant and one native-born parent, or of an immigrant mother. We opt for the latter definition, primarily because there is much more complete and, presumably, accurate data on the on mothers' nativity than fathers' in birth records. ¹⁶ (See also discussion of alternate definition of second generation in Section 4.)

The native-born population is also identified by state of birth, whether California or other state. For the population born before 4/1/2000, state of birth is based on 2000 Census data on place of birth. For those born after that date, it is determined by the modeled or projected location of birth, California or other U.S., recorded, and retained in later years as the cohort ages.

Immigrants' period of arrival in the U.S. is identified by single years starting in 1980; those who arrived earlier are combined into a single category. For the population born before 4/1/2000, year of arrival is derived from the 2000 Census question "When did this person come to live in the United States?" For those born after that date, it is tallied by the modeled (simulated or projected) inflows of immigrants from abroad.¹⁷

Projections Assumptions

The following assumptions were made about future component rates and flows in the projections:

Births are projected by applying age, race, origin, and nativity-specific birth rates to the population of women of childbearing age. The rates assumed in future years are derived from the U.S. Census Bureau (2000) projection middle series schedules. Differences between rates for native- and foreign-born women of the same race, Hispanic origin, and state of residence are calibrated to U.S. Vital Statistics reported births for 2000-2008 and held constant in future years.

Deaths are projected by applying age, race, Hispanic origin-specific mortality rates to the projected population. The rates assumed in future years are linked to the U.S. Census Bureau (2000) projection middle series schedules. The rates for California are calibrated to deaths by age and sex reported in U.S. Vital Statistics 2000-2009, and differences between the national and California rates are held constant in future years. The same rates are applied to the native-and foreign-born population.

Emigration is estimated for the foreign-born population based on per capita rates that vary by nativity, duration since entry, age, sex, race, and origin. These rates are from Ahmed and Robinson (1994).

Immigration is projected based on independent assumptions about future immigration to the U.S. and the share of U.S. immigrants that will come to California.

U.S. immigration is based on the results of our Delphi-style survey of immigration experts regarding total immigration flows anticipated in 2015 and 2025, 1.04 million and 1.15 million, respectively (Pitkin and Myers 2011b). The number of immigrants in each year through 2025 is interpolated between the estimated 2009 immigration of 790,000 and these two estimates. Thereafter it is held constant.

California's share of U.S. immigration is held constant at the shares estimated in the 2000-2010 calibration of the model, 17.4%.

Domestic migration rates between California and the rest of the U.S. are held constant at the levels estimated in the 2000-2010 calibration of the model, matching the average rates of the decade. The domestic migration rate schedules to and from California, by age, sex, race, Hispanic origin, nativity, and state of birth, are averages of the periods 1975-1980, 1985-1990, and 1995-2000 as calculated from the Censuses of 1980, 1990, and 2000 five-year mobility data.

Questions and Answers About the California Demographic Futures (CDF) Generational Population Projections

1. How do the Pitkin-Myers/USC population projections compare with those issued by the California Department of Finance through its Demographic Research Unit?

Population projections issued in 2007 by the Demographic Research Unit of the California Department of Finance (DOF) remain the official forecasts for the state as of March 2012 although they will be updated later this year to account for the 2010 census results. The DOF projections indicate that the state's population will grow to 54.2 million 59.5 million by 2050. This compares with our projection of 51.2 million (8.3 million or 14% lower). Overall, the growth projected between 2010 and 2050 is 29% lower in our new projections than the 2007 DOF projections.

Projections to 2050 are inherently less certain than those for 2030 or other near-term dates. The year 2030 provides a good focus for comparing projections, because demographic changes are already substantial by that date, and also because the 20-year time horizon may be useful for a greater number of policy and planning applications. For 2030, the DOF projects a population of 49.2 million as compared with our projection of 44.8 million, which is 4.5 million (9 %) lower. Over the two decades 2010-2030 we project population growth at an average rate of 3.7 million per decade as compared with an average increase of 5.0 million per decade projected by the DOF.

Although the two projections are both made using a cohort component method and break the state's population out by age, sex, and race, their content differs in important ways. Our new projections are more current than those released by the DOF in 2007 and provide more population characteristics, including place of birth (California, other U.S. state, or abroad), mother's nativity or immigrant generation of those born in the U.S., and year of arrival in the U.S. of the foreign born population. The DOF provides greater geographic detail, with projections for every county in the state, and is expected to issue an updated set of projections later this year.

2. Why are the Pitkin-Myers/USC generational population projections lower than those issued by the DOF?

One source of difference between the two projections is that the base population for the DOF projections issued in 2007 is benchmarked to the 2000 Census count while the base population for our projection is benchmarked to the 2010 Census. This is approximately 1.8 million lower than the DOF projection for 2010. (Adjusted for estimated population growth between April 1 Census and the DOF projection for July 1, 2010.)

The second important difference appears to be that our projection incorporates lower future levels of immigration than the DOF. Although the DOF projection does not report separate components of population change, including migration, it does report that migration rates were developed for the decade of the 1990s. These rates are substantially above both the migration rates we estimate for that decade as well as those observed for the decade of the 2000s. According to the DOF, California received .7 million net migrants foreign and domestic combined, during the 1990s (State of California, Department of Finance 2005), while we estimate that domestic outmigration during that decade slightly exceeded net immigration, resulting in a small net outflow of under .1 million migrants. During the 2000-2010 decade we estimate that California gained a net of .3 million migrants, foreign and domestic combined.

Third, since births are projected based on per capita fertility rates, and the majority of immigrants to the state are of child-bearing age or younger, the higher levels of immigration expected under the DOF projections early in the projection period lead to larger numbers of births in later years, thereby compounding the effects of different levels of immigration.

3. How does the population growth projected by Pitkin and Myers compare with growth in earlier decades, i.e., 1990s and 2000s?

We project the population of California will increase by an average of 372 thousand per year between 2010 and 2030. These increases are marginally greater than seen in the 2000-2010 decade and even in the 1990-2000 decade, once the census figures are adjusted for the effect of increased population coverage in the 2000 Census. ¹⁸ In only two past decades did California experience substantially higher population growth. This occurred during the 1980s, when the population increased by over 6 million between censuses, and during the 1950s, when the increase was over 5 million. With these two exceptions, the CDF projections of growth in the state's population are in line with the increases recorded in five of the seven censuses since 1950.

4. How is immigration projected?

Immigration to California from abroad has varied widely in past decades, rising from less than 100 thousand a year during the 1950s to well over 400 thousand a year in the late 1980s and since declining to about 350 thousand a year in 1994-2001 and further to 200 thousand in 2009. (These are estimates of gross immigration; net immigration is lower due to emigration, or return migration.) Because of the recent steep decline in immigration, there is currently greater than usual uncertainty about its future course.

To address this uncertainty in selecting the migration input component of our projections, in April 2011 we conducted a Delphi-style survey of ten researchers in the field of immigration on their expectations for the number of immigrants to the U.S. Collective expert opinion was sought as an independent guide for the projections. According to this panel, the mean expected 2015 level of gross immigration to the U.S. in 2015 is 89 % of the 2000 peak. This represents a substantial increase from 2009, which was at 73 % of the 2000 level. By 2025 the mean expected level of U.S. immigration reaches 97 % of 2000.

We then estimated California's share of total immigration to the U.S. This reached a high of 39 % in 1988 and 1989. Since then this share has declined steadily. Our projections assume that it will stabilize near its current level of 17 % of U.S. immigration.

Together, these assumptions imply that gross immigration to California will increase from a low of 199 thousand in 2009 to an annual average of 232 thousand in 2015 and 262 thousand in 2025, in all a 30 % increase but still well below the level of the late 1980s.

5. What do the Generational Projections assume about domestic migration between California and other states?

For more than two decades California has been losing migrants on net to other states. Outmovers outnumbered inmovers by an average of 281 thousand a year in the 1990-2000 decade and an estimated 161 thousand a year between 2000 and 2010. Our projections incorporate an assumption that per capita rates of moving to and from California will be maintained at their 2000-2010 levels. However, when these rates are applied to the changing composition of the California population, they yield ever smaller numbers of outmigrants, falling to fewer than 10 thousand outmigrants a year by 2030. This projected shift is caused by declining numbers of the non California U.S.-born population in California, a segment with much higher rates of out-moving than the California-born and foreign-born populations. In addition, this decline is compounded by the aging of this population because rates of migration are lower at older ages than earlier in life.

6. How are births and deaths projected?

Births and deaths are projected using per capita rates of fertility and mortality that allow for variations by sex, age, and race as well as nativity. These rates are first benchmarked to actual births and deaths recorded by the California vital statistics system in 2000-2009 and then projected to change in the future in proportion to the corresponding (middle series) rates used by the U.S. Census Bureau (2008) in its most recent projections of the U.S. population.

Due to the aging of the population, these per capita rates lead to a 34 % increase in the annual number of deaths between 2010 and 2030 and 64 % by 2040. The number of births, however, remains relatively stable in a range between 522 and 545 thousand a year during the entire period of projection. This reflects the relative lack of population increase in age groups of women most likely to have births

7. Are the Pitkin-Myers/USC generational projections benchmarked to 2010 Census counts?

Yes. However important data were not collected in the most recent census. Data on nativity and migration not in the 2010 Census are derived from two other principal sources, the 2000 Census and the 2010 American Community Survey (ACS). The generational projections are calibrated starting with population counts from the 2000 Census, with detail by age, sex, race, nativity, including whether or not born in California, year of arrival in the U.S., for the foreign born, and detail on immigrant generation (mother's nativity, from the Current Population Survey) of the native born population. The CDF model simulates annual population changes forward from 2000 to April 1, 2010, with components of change calibrated to vital records counts of births and deaths and estimates of immigration and domestic migration from the annual 2001-2010 ACS; the immigration and domestic migration components are further calibrated to match 2010 Census counts.

The resulting simulated population for April 1, 2010, with full detail by age, sex, race, nativity, year of arrival, state of birth, and immigrant generation, is then scaled to match the 2010 Census (SF1) population by age, sex, and race. This population is then projected 3 months forward to July 1, 2010, using the CDF model, and is then benchmarked (controlled) to estimates from the 2010 ACS (PUMS) of nativity, place of birth, and year of arrival cross-classified by sex and race. ¹⁹

8. How many race categories are identified in the Pitkin-Myers/USC projections?

Like DOF, we treat Hispanic/Latino as if it were a race, and subtract Latinos from the other race categories. A particular challenge for projections is the presence of multiracial populations because they were not recorded in earlier decades and they are likely to be changing into the future. For projection purposes it is useful to reassign non-Hispanic multiracial populations to five major race categories. These same categories are used in the bridged-race population estimates put out by the National Center for Health Statistics for use in calculating birth and death rates. Since bridged-race estimates for the 2010 Census had not been released as of March 2012, we used approximate estimates based on available 2010 Census SF1 tables. In the present context the five race categories may be thought of as projections of predominant racial heritage, not future identity.

40

Endnotes

- The terms Hispanic and Latino are used interchangeably in this report. The federal data system categorizes data most often by the term Hispanic, while public discussions in California more often uses Latino. This report uses both terms.
- 2. The 10-year increases and estimates of immigration are calculated from official Census counts, which may not account for all the residents actually present. If we take account of increases in population coverage between censuses, that alters the apparent growth and immigration and could imply that increases during the 1980-1990 decade were somewhat higher than shown and those in the following decade somewhat lower.
- We noted the trend toward reduced immigration as early as 2001 and projected it to continue. See Myers and Pitkin 2001.
- The historical annual series of California births is maintained by the Demographic Research Unit of the California Department of Finance. Retrieved from http://www.dof.ca.gov/research/ demographic/reports/projections/births/
- 5. Sometimes people as young as 16 or 18 are assumed to be working age, but that is more appropriate in cases of farm labor or other manual occupations. People younger than 25 in our modern post-industrial economy are more often engaged in education, apprenticeships and part-time work. Those ages 18 to 24 should be considered of training age and not expected to bear the burden of supporting the elderly.
- Pitkin and Myers, 2011, "Survey of Expert Opinion on Future Level of Immigration to the U.S. in 2015 and 2025 Summary of Results" A Demographic Futures report of the USC Population Dynamics Research Group, May 2011 url http://www.usc.edu/ schools/price/futures/pdf/2011_Pitkin-Myers_Delphi.pdf. See also Section 8......
- 7. Myers and Pitkin (2001)
- The smaller numbers at the top of each column show the numbers of foreign born who arrived in the first three (or six) months of the current year.
- 9. The majority of immigrants arrive as young adults or children, but some are older or even elderly. As time passes, the surviving members of the cohort on average are younger than those who die, and as a result the average age of the survivors is slightly reduced below what would be calculated by summing their average age at time of arrival and the subsequent amount of elapsed time.
- 10. Even though they are native-born, the children live in immigrant families. The youngest grow up to resemble the characteristics of native-born with native parents, yet they always retain this close bond with the immigrant generation.
- The Generational Projections identify the second generation as U.S.-born children with foreign-born mothers, since the vital statistics fertility rates used in the CDF model are tracked by women's nativity.

- 12. The model estimates (for 2010) and projections (to 2030 and 2040) are used as the basis for estimating the more expansive second generation population defined as the population with at least one foreign-born parent. The estimates shown here are based on the observed ratios of the second generation populations according to the two definitions in the Current Population Survey (2000-2002 average); these ratios are calculated and applied separately for each race and birth cohort group. For 2010, the resulting estimate is 21% (1.56 million) higher than the modeled-defined second generation population of 8.86 million. The second generation population for 1990 is estimated as fractions of the total native-born population in the various birth cohorts jointly defined by race and age. For older cohorts, these shares are taken from the 1970 Census (Integrated Public Use Microdata Sample data), which recorded parents' nativity, and for younger cohorts, the shares are from the Current Population Survey (2000-2002 average).
- 13. This classification does not ignore the fact that adults older than 24 also may be engaged in job training or that those younger than 25 may already be working full-time in demanding jobs. Rather the age groupings are intended to capture the bulk of those engaged in the different sets of activities.
- Johnson (2007) finds some variation for earlier years but his results for 2005 are very similar to these.
- Due to the limitations of data for calibrating mortality rates, the CDF model does not reflect differences in mortality rates by nativity as it does for other components.
- 16. According to the 2004 Current Population Survey, fewer U.S. adults age 18 or older are classified as second generation under the strict two-parent rule (14.6%) than under the looser, one-parent definition (20.8%). The mother-based definition yields an intermediate prevalence of second generation status (17.6%).
- 17. The census data on immigrant arrivals provide a more inclusive count than arrivals recorded by the Office of Immigration Statistics. The latter source only includes legally admitted residents, omitting the unauthorized arrivals and also omitting temporary residents whose visa status is for purposes of education, temporary employment, or the like.
- 18. Net coverage of the population increased by approximately 2 % in the 2000 Census relative to the 1990 Census. We estimate that the relative increase in coverage in California was slightly greater and accounted for over 700 thousand of the 4.1 million increase in total population recorded between the 1990 and 2000 Censuses.
- 19. Although it would be possible to obtain estimates of birthplace and exact year of entry by exact age from the 2010 ACS microdata, the sampling variability is much greater than the corresponding (cohort) estimate from the 2000 Census 5% microdata (PUMS). We therefore believe that the modeled updates of the age by birthplace by year of arrival distributions are more reliable than the corresponding direct detailed estimates from 2010 ACS. Observed differences between the simulation results and the Census may be explained by changes in coverage between the 2000 and 2010 Censuses.

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PopDynamics Research Group

for more information...

Copies of all project reports are downloadable from the website of the Population Dynamics Research Group, Sol Price School of Public Policy

http://www.usc.edu/schools/price/research/popdynamics

of Public Policy

Sol Price School Questions on technical details should be directed to Research Director, popdynam@usc.edu



Fifth Regional Housing Needs Assessment (RHNA) Cycle Revision Request All revision requests must be received by SCAG March 15, 2012, 5 p.m. Late submissions will not be accepted.

					RECEIVE
Marc Date:	ch 14, 2012		Jurisdiction	City of San Dimas	MAR 1 5 2012
County: Lo	s Angeles		Subregion:	San Gabriel Valley	BY:_
	nn Garcia or Larry	Stevens	Phone/Ema	il: 909-394-6282	
	EQUEST AUTHORIZE			agarcia@ci.san-	dimas.ca.us
			Mayor	Chief Administrative Officer	City Manager
Name: Lai	Try Stevens	7	Chair of	-	sistant City Manager
	Juy 10		County Boar of Superviso		sistant City Manager
BASES FOR R	EVISION REQUES	Т			
☑ AB 215	8 Factors (See Gover	nment Code Se	ction 65584.04(d))		
	Existing or projecte	ed jobs-housing	balance		
	Sewer or water inf	rastructure cons	straints for additional d	levelopment	
	Availability of land	suitable for urb	an development or for	conversion to residentia	luse
	Lands protected fr	om urban devel	opment under existing	federal or state program	S
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Brief Descripti	on of Revision Rec	uest and Desi	red Outcome:		
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allocation. This allocation is di projected need also believe th hopes that the	s need is based up sproportional to the d is as accurate as the trend in househot Appeals Board will	on 5 factors: A RHNA allocat possible as it I ld growth, emp I consider our	AB2158 – Factors 2b, tion that SCAG devel has a direct relationsholoyment growth and	2c, 3,4, 6, and the factoped. It is imperative to the City's efforts building activity are over direduce our allocation	t that the current o ensure that our in development. We erstated. The City
List of Support	ting Documentatio	n, by Title and	Number of Pages:		
1. Revision Re	equest Letter (4 paç	ges)	2. Calif. Dept. of Fis	h & Game Map (1 page	e)
3 Biological R	esources Assessm	ent SEA - Eas	t San Gabriel Valley	(36 pages) & San Dima	as Canyon (48 pages)
4. Fehr & Peer	rs Memo (3 pages)		5. City of San Dima	s Permit Activity Repor	rt (13 pages)
6. HUD Afford	dable properties	(1 page)	7. RDA Map (1 p	page)	
	ea Map (1 page)		9. Employment A	area Map (1 page)	
FOR STAFF USE	ONLY:				
Date		Hearing Date:		Planner:	

Revision Request
Fifth Cycle Regional Housing Needs Assessment

Submitted by: City of San Dimas

Contact: Larry Stevens, Assistant City Manager- Community Development

March 13, 2012

To the RHNA Appeals Board:

As you may be aware, over the past several years the City of San Dimas has taken great interest in SCAG's preparation of the region's growth forecast and its relationship to the Regional Housing Needs Assessment (RHNA). The City appreciates SCAG's efforts in working with local jurisdictions and giving us the opportunity to comment on the Draft RHNA numbers and methodology.

Upon reviewing SCAG's Draft RHNA allocation, the City believes that there is a need for a reduction. This need is based upon 5 of the AB2158 planning factors: 2b, 2c, 3, 4, 6, and the fact that the current allocation is disproportional to the RHNA allocation that SCAG developed in 2006. While the City's request may seem to be insignificant when considering the magnitude of the RHNA allocation region wide, it is imperative for a small City such as San Dimas to ensure that its projected need is as accurate as possible as it has a direct relationship to the City's efforts in development. We also believe the trend in household growth, employment growth and building activity are overstated.

AB2158 Factor 2b:

AB2158 factor 2b states, "The availability of land suitable for urban development or for conversion to residential use." Although there is some vacant land remaining in the City, a large portion of the land is constrained by existing geological unstable areas that are within the City's boundary, steep slopes that prohibit development and utility connections, and other public lands that would not permit residential developments since they serve to protect State and Federally protected habitat. This area encompasses approximately 500 acres in the northern San Dimas Foothills. Further, steep slopes and valleys that contain "Blue Line Streams" as defined by the U.S. Army Corp of Engineers are prevalent throughout this area. Many private property lots adjoin the Angeles National Forest. The Northern Foothills area includes seven canyons and associated ridges. Wildlife currently travel north, east and south through the canyons and ridges. The area includes essential habitat linkages, five permanent water sources, water recharge, provides critical open space, a vital habitat for sensitive and endangered species, and a critical corridor buffer between the urban edge and the Angeles National Forest.

The topography and potential for landslides further limits the availability for additional development and housing. As such, these physical constraints to development limit the City's ability to provide the housing opportunities identified by SCAG. (See attached document California Department of Fish and Game and SEA documents)

AB2158 Factor 2c:

AB2158 factor 2c states, "Lands preserved or protected from urban development under governmental programs designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis." Most of the Northern Foothills areas are home to endangered, threatened and rare

plant and animal species as outlined by the California Department of Fish and Game. These areas are also part of the SEA (Significant Ecological Area). These properties are the last significant undeveloped hillside parcels remaining in private hands. They include major sensitive species habitat for endangered plants and wildlife as well as critical watershed open space and view shed resources for the City. The City's ability to provide the housing opportunities identified by SCAG cannot be accomplished due to these limitations which are consistent with AB2158 factor 2c. (See attached Biological Resources Assessment Significant Ecological Area documents – San Dimas Canyon/San Antonio Wash and East San Gabriel Valley)

AB2158 Factor 3:

AB2158 factor 3 states, "The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure." The City is working with the San Gabriel Valley Council of Governments (SGVCOG) on developing an Energy Efficiency Chapter of a Climate Action Plan (EECAP). Part of this endeavor is inventorying our GHG emissions for municipal and community operations. The consultant hired, Fehr & Peers, conducted a review our transportation emissions utilizing the SCAG Travel Model Data. They found there were significant discrepancies of the model input data in both household and employment numbers. We feel due to these discrepancies another review should be done in order to be consistent and clear. Also due to these inconsistencies we feel our allocation numbers should be significantly lower. (See attached Memo from Fehr & Peers)

AB2158 Factor 4:

AB2158 factor 4 states, "The market demand for housing." The housing statute calls for all jurisdictions to receive a housing allocation. The market demand for housing is considered as a function of population and employment growth in the regional growth forecast and local input.

The California housing market has been very slow in recovering from high unemployment and a tough economic environment. The building activity in the City is very slow. After reviewing our permit records, we show activity from January 1, 2008 to December 31, 2011, with only 34 permits pulled for new building development in total. (See attached document – City of San Dimas Permit Activity Report)

<u>Year</u>	# New Built
2008	24
2009	3
2010	0
2011	7

In addition, during the RHNA planning period, our population growth rate is only expected to increase approximately 1% and our employment growth rate to increase approximately 6%. Our allocation numbers should reflect these figures and be revised to a much lower amount.

AB2158 Factor 6:

AB2158 factor 6 states, "The loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583 that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions." Currently the City has two locations that are at risk of conversion to market rate. One location, Villa San Dimas provides Section 8 housing for families. There are forty (40) units that range from two to four bedrooms. This property has a contract that requires them to renew annually with HUD if they decide to continue with the program. The second location that is at risk for conversion is Voorhis Village. This property has sixty-five (65) units of which twenty-one are Section 8 units for families. They have a HUD 236 loan and their loan is expected to expire in May 2012. This brings uncertainty and risk for conversion of the units to market rate and without the assistance of the Redevelopment Agency to preserve this property it becomes an at-risk property with potential loss of affordable housing. (See attached list of HUD properties and RDA Map)

Proportionality between the 2007 RHNA and the 2013 RHNA

In the 2007 RHNA, SCAG allocated a total construction need of 707,219 units region wide, which equates to approximately 83,202 units per year during the 8.5 year planning period. The current 2013 RHNA allocates a total construction need of 438,030 units region wide, which equates to approximately 51,533 units per year during the 8.5 year planning period. Obviously, there is a significant difference. In fact, there is a 38% reduction, in the number of units needed per year when comparing the two planning periods.

Although the methodology in computing the need in 2007 may differ from that of today, the yearly average assigned to the City of San Dimas is disproportionate. Specifically, the previous 2006-2014 allocation of 625 units renders an average of 74 units per each year of the planning period, while the current 2013-2021 allocation of 463 units renders an average of 55 units per each year of the planning period. This equates to a 25% reduction in units per year. Yet, in actuality, the adjusted growth household numbers are forecasted to increase only approximately 1% from 2008 to 2020. This is significantly less that the forecasted 32% growth assumed during the 2007 planning period.

Based upon the methodology noted and an assumption that the City should have proportionally the same fair share in the region as SCAG assigned in 2007, and considering that the 2013 RHNA is directly proportional to the 2007 RHNA in regards to number of units needed during each year of the respective planning periods, the City believes that its RHNA allocation should be considerably less.

Proportionality between the 2008 Low to Mod and the 2013 Low to Mod Allocations

In compliance with State law, the City of San Dimas adopted an updated Housing Element in August 2008. The City's current 2008 Housing Element "needs analysis" was based upon the RHNA that was provided by SCAG in 2006. The growth projections show that from 2008 to 2020 there would be a growth in Households of 32%; a growth in population of 11%; and a growth in employment at 10%. The City's share of the regional housing need as allocated by SCAG for the January 1, 2006 through June 30, 2014 planning period was appealed and revised to show the following:

Income Category	Number of Housing Units	% of Total
Very Low	162	26%
Low	101	16%
Moderate	107	17%
Above Moderate	255	41%
Total	625	100%

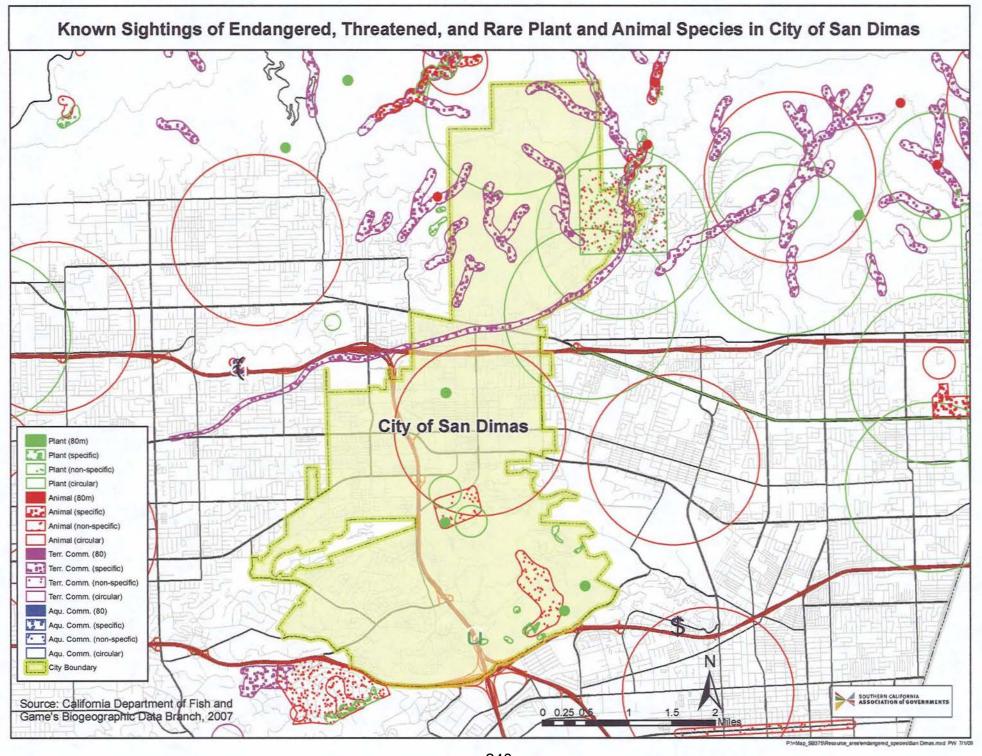
The Fifth Cycle of the RHNA allocation for January 1, 2011 to September 30, 2021, was developed by using a revised growth projection for 2008, 2020, and 2035. The growth projections after adjustment reflected in actuality, a growth in Household units of 1%; a growth in population of 4.8%; and a growth in employment at 6%. We feel that the total number of households and the categories did not reflect this adjustment.

Income Category	Number of Housing Units	% of Total
Very Low	121	26%
Low	72	16%
Moderate	77	17%
Above Moderate	193	41%
Total	463	100%

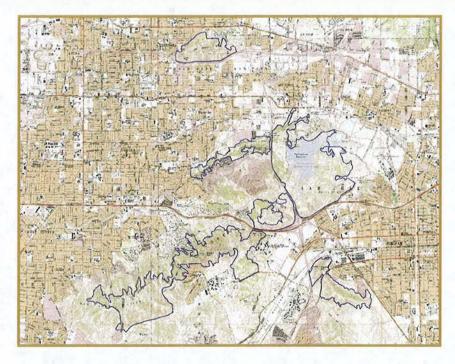
The City is requesting a revision to our allocations by taking a closer look at the City's growth trends (past and future). The City hopes that the Appeals Board will consider our request for review and reduce our allocation to show proportionality that reflects our historical, current and future needs.

We understand at this time, there are no penalties for a city not to reach its RHNA target. However, based upon the continuing housing crisis in the State and proposed legislation, we would expect that in the future, there may be legislation that would penalize a City for non-compliance. Also, due to eliminating the Redevelopment Agency in the City, a majority of properties where we were expecting to meet our numbers by utilizing Redevelopment funds, will make it more difficult or impossible to move forward and meet our allocation. In lieu of this potentiality, we are requesting these revisions to our allocations. (See attached Growth Map, Employment Map and RDA map)

In summary, the City believes that it is very important for SCAG to take into consideration the issues raised within this letter before the RHNA is finalized. The City appreciates the opportunity to work with SCAG in addressing the draft RHNA allocations.



BIOLOGICAL RESOURCES ASSESSMENT OF THE PROPOSED EAST SAN GABRIEL VALLEY SIGNIFICANT ECOLOGICAL AREA



EAST SAN GABRIEL VALLEY

(Including Existing SEA No. 16)

Los Angeles County, California

November 2000



BIOLOGICAL RESOURCES ASSESSMENT OF THE PROPOSED EAST SAN GABRIEL VALLEY SIGNIFICANT ECOLOGICAL AREA



EAST SAN GABRIEL VALLEY

(Including Existing SEA No. 16)

Prepared For:

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Los Angeles County, California

November 2000

TABLE OF CONTENTS

		Page
EXI	ECUTIVE SUMMARY	iv
1.	LOCATION 1.1 GENERAL 1.2 BOUNDARY DESCRIPTION	. 1
2.	DESCRIPTION	. 5
3.	EXISTING LAND USE	. 5
4.	LAND OWNERSHIP	. 6
5.	VEGETATION	. 6
6.	WILDLIFE	. 8
7.	WILDLIFE MOVEMENT	. 9
8.	SENSITIVE BIOLOGICAL RESOURCES 8.1 SENSITIVE PLANT COMMUNITIES/HABITATS 8.2 SENSITIVE SPECIES	10
9.	REGIONAL BIOLOGICAL VALUE	22
10.	RECOMMENDED MANAGEMENT PRACTICES	23
11.	SOURCES	25

LIST OF FIGURES

Figur	e	Page
1	Regional Map	. 2
2	Existing and Proposed Boundaries	. 3

LIST OF TABLES

Fable		
Criteria Analysis	vii	
Sensitive Species	. 12	

EXECUTIVE SUMMARY

Location: The proposed East San Gabriel Valley SEA is located in the easternmost portion of the San Gabriel Valley. The study area represents several ridgelines and hilltops and a major drainage at the eastern end of the San Jose Hills which have been surrounded by urban development over the past four decades. Over most of its boundaries the East San Gabriel Valley SEA is bordered by the edge of developed properties. It also incorporates existing SEA number 16.

Description: The proposed East San Gabriel Valley SEA is comprised of five component parts ranging in size from approximately 320 acres to approximately 1,794 acres. Combined, these components total approximately 5,175 acres. The location and configuration of this SEA and its parts are primarily defined by the urbanization of the eastern San Gabriel Valley which occurred over the more easily developed valley floor and lower slopes of the San Jose Hills. As a consequence of this development the SEA resembles an "archipelago" encompassing portions, or islands, of undeveloped ridgelines, hilltops and drainages, between the San Gabriel Mountains to the north, and the Puente Hills to the south. The proposed SEA overlaps into several different jurisdictions. These include: approximately 722 acres within unincorporated Los Angeles County; 27 acres within the City of Covina; 423 acres within the City of Glendora; 9 acres within the City of La Verne; 471 acres within the City of Pomona; 2,272 acres within the City of San Dimas;988 acres within the City of Walnut; and 264 acres within the City of West Covina.

Existing Land Use: Land uses within the East San Gabriel Valley SEA vary from grazing to recreational and institutional use. A large portion of the SEA lies within established county and city park areas. The remaining lands share characteristics of natural open space with scattered clearings of unknown origin.

Land Ownership: Public, institutional and private ownerships exist within this SEA. Public ownerships include Los Angeles County (Bonelli and Walnut Creek Parks) and the City of Glendora (South Hills Park). Institutional owners include the Pacific Coast Baptist Bible College and the California State University system. The remainder of the land within the East San Gabriel Valley SEA is comprised of private ownerships; among the largest is Forest Lawn Memorial Park.

Vegetation: The variety of topography, soil types, slope aspects and water availability within this SEA creates a range of physical habitats which support numerous plant species. Eight major plant communities are found within the East San Gabriel Valley SEA including: oak woodland; oak

Biological Resources Assessment PCR Project Team East San Gabriel Valley November 2000 riparian forest; walnut woodland; southern willow scrub; chaparral; coastal sage scrub; freshwater marsh; and non-native grassland.

Wildlife: Wildlife populations within the proposed East San Gabriel Valley SEA are expected to reflect lower diversity and abundance for the habitat types present due to edge effects of surrounding development and existing recreational uses. However, a surprisingly high diversity of birds are documented to occur within this SEA, including the federally threatened California gnatcatcher.

Wildlife Movement: The proposed East San Gabriel Valley SEA represents a regional wildlife corridor between the San Gabriel Mountains and the Puente Hills/Chino Hills complex. Unlike the commonly held concept of a corridor, this SEA contains a series of discontiguous habitat blocks and patches rather than an unbroken corridor for movement. As such, this SEA facilitates movement and exchange between larger habitat areas by allowing for terrestrial "island-hopping" between and among the individual SEA components. The manner in which this SEA allows wildlife populations in different areas to interact is less than ideal. The extent of this exchange depends upon urbanization.

Sensitive Biological Resources: The East San Gabriel Valley SEA contains habitats, or plant communities, that are generally considered unique, of relatively limited distribution, or of particular value to wildlife. These are oak woodland, oak riparian forest, walnut woodland, southern willow scrub, and coastal sage scrub. Despite the fragmented nature of this SEA and adverse edge effects from surrounding development, a number of sensitive plant and wildlife species have been observed or may occur here. These species are considered sensitive due to declining, limited, or threatened populations, resulting in most cases from habitat reductions.

Regional Biological Value: In a regional context, the value of the proposed East San Gabriel Valley SEA is founded in four of the six criteria used in this study to identify and select SEAs (see Criteria Analysis table at the end of this summary).

Recommended Management Practices: Proposed new development within the proposed East San Gabriel Valley SEA should be designed to be highly compatible with the continued ecological function of each of the component biological resources described above. Although a comprehensive evaluation of all possible future land uses within this SEA cannot be made here, a general approach is outlined below which follows the guidelines and is recommended for use on a project specific basis. In order to preserve the integrity of the SEA, the proposed comprehensive management practices described in the *Los Angeles County SEA Update Study 2000 Background Report* are recommended. These practices address:

- Core habitat
- Habitat linkages and wildlife corridors
- Fire management
- Public access and recreation
- Infrastructure
- Wetlands, riparian habitats, and streambeds
- Non-riparian/upland woodlands

In addition to the comprehensive management practices the following proposed management practices are recommended specifically for the proposed East San Gabriel Valley SEA:

- Limit development densities to one residential unit per ten acre parcel, and constrain development design, where feasible, to cluster dwelling configuration along existing roadways in order to minimize clearing associated with fuel management, and to reduce the need for grading, fencing, and other habitat disturbances.
- Maintain the habitat of core populations of listed species including the federally threatened California gnatcatcher.
- Retain rare communities with adequate buffers so as to allow for the long term viability and integrity of plant communities as a whole. Rare communities include: oak woodland, oak riparian forest, walnut woodland, willow woodland, and coastal sage scrub.
- Retain connectivity and linkage values through this SEA as an island hopping linkage between the San Gabriel Mountains and the Puente Hills. Maintain lines of sight between components at or near their existing borders. To the greatest extent possible, existing distances between the components should be maintained rather than increase through intense uses at their perimeters.

CRITERIA ANALYSIS OF THE PROPOSED EAST SAN GABRIEL VALLEY SEA

_	Criterion	<u>Status</u>	Justification
A)	The habitat of core populations of endangered or threatened plant or animal species.	Met	This SEA contains habitat which supports a core population (and the only known population) of the federally threatened California gnatcatcher, in the eastern San Gabriel Valley. This population has been recently observed in coastal sage scrub at two locations in the area, Bonelli Park and Buzzard Peak. At both locations, surveys over multiple years indicate that this population has been increasing in numbers. Currently, it is believed that there are between ten and fifteen pairs of gnatcatchers in this population.
B)	On a regional basis, biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution.	Met	Several plant communities within this SEA are CDFG highest inventory priority communities due to their restricted distribution in the Southern California region. These communities include: walnut woodlands which are scattered throughout the components of this SEA; oak riparian woodland which is best expressed within the Walnut Creek drainage; isolated stands of willow woodland along many of the drainages in the Bonelli/Walnut Creek Parks and Buzzard Peak components; freshwater marsh and open water found primarily in association with Puddingstone Reservoir; and coastal sage scrub, which also serves as the habitat for the California gnatcatcher, found in scattered patches over hillsides within the South Hills, Bonelli/Walnut Parks, Via Verde and Buzzard Peak components.
C)	Within Los Angeles County, biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution.	Met	All of the plant communities and habitats indicated above as restricted in distribution on a regional basis, are also restricted in distribution within Los Angeles County.
D)	Habitat that at some point in the life cycle of a species or group of species, serves as concentrated breeding, feeding, resting, or migrating grounds and is limited in availability either regionally or in Los Angeles County.	Met	Any relatively large body of water with pockets of natural lakeside vegetation along its shoreline potentially meets this criteria, particularly within the context of an arid to semiarid environment, characteristic of Los Angeles County. Although subjected to boating activities and shoreline recreational use, Puddingstone Reservoir serves as an important habitat for migrating water fowl and water birds, evident in the high diversity of birds recorded at the park over the past several years.
E)	Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent unusual variation in a population or community.	Not met	The SEA does not contain biotic resource that are clearly an extreme in physical/geographical limitations, or represent unusual variation in a population or community and therefore does not meet this criterion.

CRITERIA ANALYSIS OF THE PROPOSED EAST SAN GABRIEL VALLEY SEA

(CONTINUED)

Criterion	Status	Justification
F) Areas that would provide for the preservation of relatively undisturbed examples of the original natural biotic communities in Los Angeles County.	Not met	The proposed SEA does not contain areas that would provide for the preservation of relatively undisturbed examples of the original natural biotic communities in Los Angeles County

SIGNIFICANT ECOLOGICAL AREA UPDATE STUDY

1. LOCATION

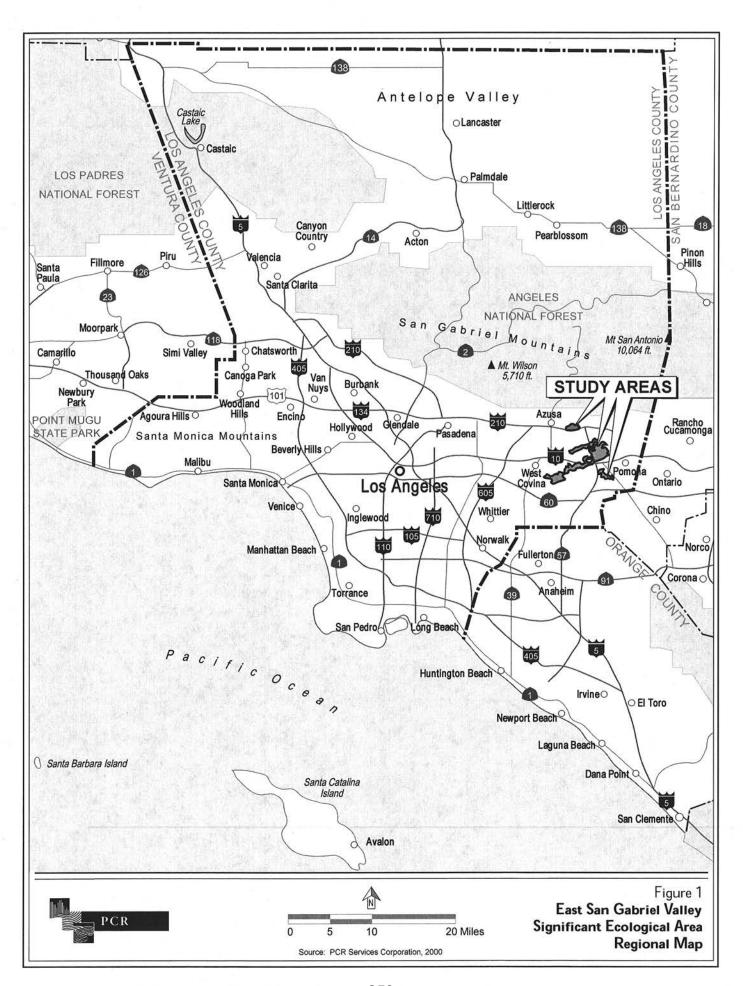
1.1 GENERAL

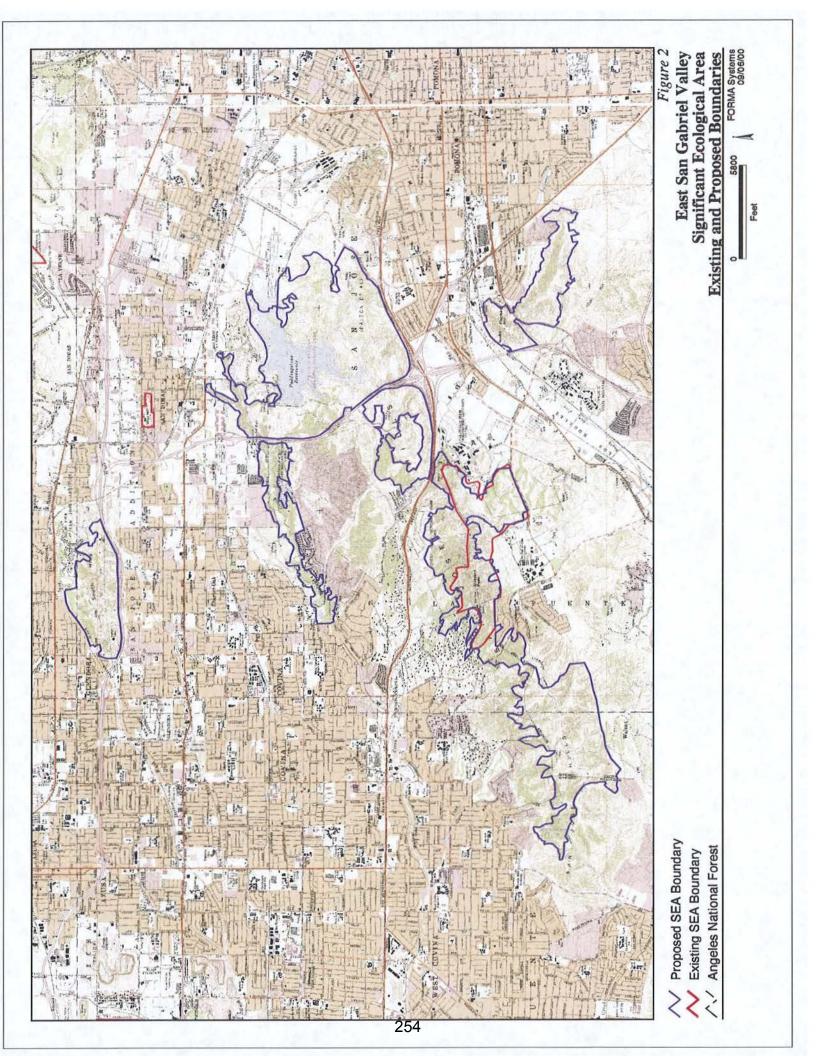
The proposed East San Gabriel Valley SEA is located in the easternmost portion of the San Gabriel Valley as shown in Figure 1, Regional Map, on page 2. For the purpose of delineating an area-wide ecological unit with interacting component habitat areas this SEA includes incorporated as well as unincorporated lands. The study area represents several ridgelines and hilltops and a major drainage at the eastern end of the San Jose Hills which have been surrounded by urban development over the past four decades. The largest component of this SEA is Frank G. Bonelli Regional County Park (Bonelli Park) and a portion of Walnut Creek Park, both of which, are unincorporated. Other component parts are South Hills Park and surrounding undeveloped land in the City of Glendora, Buzzard Peak and undeveloped hillsides to the southwest within the cities of West Covina and Walnut, undeveloped slopes to the west of Bonelli Park and Interstate 210 (I-210) in the City of San Dimas, and Elephant Hill and an adjoining ridgeline in the City of Pomona.

In its entirety, the East San Gabriel Valley SEA is located within the San Dimas, Glendora and Baldwin Park United States Geological Survey (USGS) 7.5' California Quadrangles as shown in Figure 2, *Existing and Proposed Boundaries* on page 3. It also incorporates existing SEA number 16.

1.2 BOUNDARY DESCRIPTION

Over most of its boundaries the East San Gabriel Valley SEA is bordered by developed properties. At its most westerly point the Bonelli/Walnut Creek Parks component begins west of where South Reeder Avenue crosses the Walnut Creek drainage. Traveling east from this point the proposed SEA is bordered to the north and south by existing residential developments on the ridgelines above the creek and the most intensively developed portions of the Pacific Coast Baptist Bible College in the bottom of the drainage. The SEA continues east to where it meets the I-210, at which point it is interrupted, but kept physically intact by a freeway underpass for San Dimas Avenue. On the east side of the I-210 the boundaries follow the freeway right-of-way toward the north and south. After a short distance to the north the boundary turns due east where it continues





to follow the edge of development, which now includes business parks, industrial properties and Raging Waters theme park. In the area of Raging Waters the SEA includes two finger-like tributaries of Walnut Creek. The westernmost of these areas extend to the north where it terminates at Arrow Highway. The easternmost area runs in a northeasterly direction, ending at a Union Pacific Rail Road line. From the vicinity of Raging Waters the boundary continues east along Puddingstone Drive to the Puddingstone Channel. The eastern boundary of this component generally conforms to the eastern boundary of Bonelli Park, excluding the Mountain Meadows Golf Course, southward to Via Verde. From Via Verde the boundary extends east to Fairplex Drive, and Fairplex Drive south to Interstate 10 (I-10). The southern boundary is marked by the I-10 right-of-way. At the intersection of I-10 and I-210, the boundary travels north along the eastern I-210 right-of-way to meet Walnut Creek.

The South Hills Park component has as its northern boundary Big Dalton Wash, which is a concrete-lined flood control channel, and existing residential development where the SEA does not abut the channel itself. The eastern boundary of this component is also marked by existing residential development. The western boundary lies along Glendora Avenue. The southern boundary consists of the I-210 right-of-way.

Buzzard Peak and its associated lands begin in the east along a ridgeline immediately north and above the California State Polytechnic University (Cal Poly), Pomona campus. This component follows the ridgeline west to where it crosses Grand Avenue and continues in a westerly direction, encompassing a series of minor ridgelines and drainages. Moving east to west, its northern boundary is marked by I-10, developed portions of the Forest Lawn Memorial Park Covina Hills and existing residential development. Moving from east to west, its southern boundary is marked by developed and cultivated areas of the Cal Poly campus, Amar Road and existing residential development. Along their entire lengths, the northern and southern boundaries follow highly circuitous alignments at the edge of developed landscape.

A minor component of this SEA is located in the northwest quadrant of the intersection of I-10 and I-210. This relatively small area is comprised of undeveloped hillsides bound on the east by the I-210 right-of-way, the south by the I-10 right-of-way and existing residential development on the west and north. This area also wraps around a residential enclave which takes access across the northern boundary.

The Elephant Hill component begins in the north at the toe of its slopes which generally parallels a Union Pacific Rail Road line. From here, it follows a northwest to southeast trending ridgeline. The SEA boundary in this area is marked on its eastern, southern and western edges by existing residential development.

2. DESCRIPTION

The proposed East San Gabriel Valley SEA is comprised of five component parts ranging in size from approximately 320 acres to approximately 1,794 acres. Combined, these components total approximately 5,175 acres. The location and configuration of this SEA and its parts are primarily defined by the urbanization of the eastern San Gabriel Valley which has occurred over the more developable valley floor and lower slopes of the San Jose Hills. As a consequence, of the SEA resembles an "archipelago" encompassing portions, or islands, of undeveloped ridgelines, hilltops and drainages between the San Gabriel Mountains to the north and the Puente Hills to the south.

Generally, the topography within this SEA consists of moderate to steep hillsides with north, south, east and west slope aspects. Ridgelines vary in width from narrow to broad with well defined drainages in between. One major drainage, Walnut Creek, and a man-made reservoir, Puddingstone Reservoir, are found within this SEA. Elevations range from a low of approximately 560 feet above Mean Sea Level (MSL) in the Walnut Creek drainage to a high of approximately 1,375 feet above MSL at Buzzard Peak.

The biological communities found in this SEA vary according to physical habitat conditions (i.e., slope exposure, soil type and depth, and the availability of water) and the area's history of grazing practices. Elevation plays almost no role in defining habitat types. Many slopes support oak and walnut woodland which often intergrade with prevalent stands of mixed chaparral. Coastal sage scrub is also found on slopes with shallower, drier soils. Drainages are typically vegetated with oak riparian woodlands and forests, with stands of western sycamore and willow woodland. More moderate slopes and broader ridgelines have been subjected to livestock grazing. In these areas, the dominant vegetation consists of open non-native grassland. Oftentimes, grassland exists as the understory ground cover for wooded areas creating oak and walnut savannahs. Small isolated areas of freshwater marsh are also found around Puddingstone Reservoir.

The proposed SEA overlaps into several different jurisdictions. These include: approximately 722 acres within unincorporated Los Angeles County; 27 acres within the City of Covina; 423 acres within the City of Glendora; 9 acres within the City of La Verne; 471 acres within the City of Pomona; 2,272 acres within the City of San Dimas; 988 acres within the City of Walnut; and 264 acres within the City of West Covina.

3. EXISTING LAND USE

Land uses within the East San Gabriel Valley SEA vary from low to high intensity recreation to grazing. The majority of the Bonelli/Walnut Creek Parks component lies within established park

areas. Bonelli Park is a county regional park including facilities for a wide range of recreational pursuits. These include hiking, riding and biking trails, picnic grounds, beach areas, boating facilities, equestrian centers and stables and recreational vehicle campgrounds. More intense recreational uses are restricted to areas around the reservoir and to enclaves scattered throughout the park. Most of the park, however, has been maintained in natural open space and is accessible by trails only. Similarly, Walnut Creek Park is a part of the County park system and supports hiking, riding and biking uses. In addition, a limited area of Walnut Creek is within the undeveloped grounds of the Pacific Coast Baptist Bible College.

The majority of the South Hills component of this SEA is located within South Hills Park which is maintained by the City of Glendora. With the exception of two water tanks and radio towers within its interior, this area remains relatively natural with disturbance limited to grazing. Other disturbances include several trails, unimproved roads, and an improved utility road.

The Buzzard Peak component appears to be the least disturbed component of this SEA. It does contain a number of unimproved access roads, trails and evidence of grazing. However, most of its area exists as natural open space, disturbed to a minor degree.

The Elephant Hill and Via Verde components share the characteristic of natural open space with scattered clearings of unknown origin. Fewer trails and unimproved roads exist in this component than in others making up this SEA. Presumably, this is due to their access being limited public access by private residential communities and freeways which are found at their borders.

4. LAND OWNERSHIP

Public, institutional and private holdings exist within this SEA. Public ownerships include Los Angeles County (Bonelli and Walnut Creek Parks) and the City of Glendora (South Hills Park). Institutional owners include the Pacific Coast Baptist Bible College and the California State University system. The remainder of the land within the East San Gabriel Valley SEA is comprised of private ownerships; among the largest is Forest Lawn Memorial Park. Land owned, under long-term lease, or utility easements may exist as well.

5. VEGETATION

The variety of topography, soil types, slope aspects and water availability within this SEA create a range of physical habitats which support numerous plant species. All plant species observed or recorded in previous documentation within the study area are indicated in the *Comprehensive Floral & Faunal Compendium* of the *Los Angeles County SEA Update Study 2000 Background*

Report. Sensitive plant species occurring within the proposed SEA are discussed in the Sensitive Biological Resources section of this document. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages to form plant communities. Eight major plant communities are found within the East San Gabriel Valley SEA. Plant communities within the proposed SEA were classified using standard methodology and terminology. Most of the communities discussed in this study correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species and/or commonly used terminology. Brief descriptions and general locations of each plant community present within the SEA are provided below, including oak woodland, oak riparian forest, walnut woodland, willow woodland, chaparral, coastal sage scrub, freshwater marsh, and non-native grassland.

Oak woodland is a plant community dominated by species of the genus *Quercus*. Within this SEA the dominant species is the coast live oak, which typically grows to heights of 20 to 40 feet and forms either closed or open canopies. Understory vegetation varies from grassland in areas subject to grazing to shrubs where topography is steeper and/or grazing has been relaxed. This vegetation may also intergrade with shrub communities. Within this SEA, oak woodland is scattered throughout all components where it is most prevalent on northfacing slopes and in drainage bottoms.

A highly related community found in the proposed SEA includes **oak riparian forest**. It is also dominated by coast live oak. The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations which is expressed in a dense tree canopy cover and tree clusters. A greater number of hydrophytic (moister favoring) plant species are also found in the understory. Typical riparian trees such as western sycamore and willow occasionally occur as well. Oak riparian forest is most well developed within Walnut Creek. Riparian trees are also scattered in other drainages throughout the Buzzard Peak component of this SEA.

Often intergrading with oak dominated woodlands or developed as a distinct community is **walnut woodland**. This community is dominated by the California walnut which grows 10 to 30 feet high. More often than not, the California walnut grows in open stands; however, closed tree canopies are not uncommon. In similar fashion to oak woodlands its understory varies from grasses to shrubs. Thus, it forms stands ranging from savannahs to forests throughout the East San Gabriel Valley SEA. It is most common within the Bonelli/Walnut Parks, South Hills, and Buzzard Peak components.

A well developed **southern willow scrub** community is found along Live Oak Creek upstream and at the point where the creek flows into Puddingstone Reservoir in the Bonelli/Walnut Parks component. Smaller patches of this community are also found scattered along drainages in the Buzzard Peak component. This community is dominated by species of willow which form nearly monotypic stands due to their dense growth. These stands generally reach 10 to 20 feet in height with little understory vegetation.

Mixed **chaparral** is a shrub community composed of robust species. Within this SEA these species include laurel sumac, toyon, lemonadeberry and Mexican elderberry. Along with other shrub species, chaparral forms dense vegetation covers growing five to ten feet in height. The development of chaparral is most pronounced within the South Hills, Bonelli/Walnut Parks, and Buzzard Peak components.

Communities of **coastal sage scrub** exhibit less robust structure within this SEA. This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. Coastal sage scrub also forms dense stands which grow three to four feet in height. Within this SEA, it is generally found in scattered patches which are highly integrated with mixed chaparral. These communities are primarily located in the South Hills, Bonelli/Walnut Parks, Via Verde, and Buzzard Peak components.

Non-native grassland consists of non-native annual grasses and forbs. These opportunistically growing species include brome grasses, wild oats and mustards. Characteristic of other parts of southern California, this community became established as a result of livestock grazing; in the process native vegetation is removed, sometimes by mechanical means, and replaced by more adventitious species. Non-native grassland is found throughout all components of this SEA.

Small areas supporting **freshwater marsh** are found at scattered locations along the shoreline of Puddingstone Reservoir. This community may also exist at other locations, in or adjacent to artificially created impoundments used to water livestock. Freshwater marsh requires perennially shallow water or saturated soils. Dominant plants are comprised of emergent species including cattails and bulrushes.

6. WILDLIFE

Wildlife populations within the proposed East San Gabriel Valley SEA are generally expected to reflect lower diversity and abundance of habitat types. This is due to the influences of surrounding development and location of recreational uses over relatively large areas of the SEA components. Analysis of invertebrates on any given site generally is limited by a lack of specific

data; however, the SEA is considered sufficient to encompass moderately healthy populations of common invertebrate species. Fair numbers of amphibians are expected to be present primarily due to the aquatic and semi-aquatic habitats provided by Puddingstone Reservoir, and riparian habitats along Live Oak Channel and Walnut Creek. Diversity and evenness among these populations, however, is likely to be degraded due to history of urbanization resulting in few species adaptable to this sort of environment.

Similar effects would be anticipated for reptiles. Reptilian species typically found in suburban and rural areas are expected in relatively high numbers. Less common, and perhaps, locally extinct would be those species that are more secretive in their habitats and/or not as prolific.

A surprisingly high diversity of birds are documented within this SEA including the largest population of California gnatcatcher, a federally threatened species, in the County. For numerous upland, raptorial, and water associated birds the East San Gabriel Valley SEA provides a mosaic of habitats. Between woodland, shrubland, grassland and wetlands, diverse populations of birds are able to meet nesting, foraging, and migratory requirements.

Mammal populations also reflect the suburban environs imparting this SEA. Small mammals are expected to be uneven in their diversity with more adaptive, introduced European species in greater numbers compared to others species. Medium sized mammal populations are expected to exhibit the same characteristics. Large mammals are largely absent on a resident basis.

All wildlife species previously recorded, as well as those expected to occur within this SEA are tabulated in the *Comprehensive Floral & Faunal Compendium* of the *Los Angeles County SEA Update Study 2000 Background Report*. Sensitive wildlife species occurring or potentially occurring within the SEA are discussed in the Sensitive Biological Resources section of this document.

7. WILDLIFE MOVEMENT

The proposed East San Gabriel Valley SEA represents the only regional wildlife linkage between the San Gabriel Mountains and the Puente Hills/Chino Hills complex. Unlike the commonly held concept of a corridor, however, this SEA contains a series of discontiguous habitat blocks and patches rather than an unbroken corridor for movement. As such, this SEA facilitates movement and exchange between larger habitat areas by permitting terrestrial "island-hopping" between the SEA components.

Using birds as an example, movement may be initiated by an individual or group of birds in either the San Gabriel Mountains or the Puente Hills. Larger species, with the capacity to cover long

distances, may make the passage as one segment of its journey. Smaller species, however, lacking physical or behavioral capacity may not be able to attain this movement under normal circumstances. By utilizing various component parts of the SEA, the same species can cover this journey in several smaller trips. The same example may also apply to winged insects and wind-borne plant pollen. Interaction between, not just through the components can occur as well.

This same function probably does not apply to other taxonomic groups. It is highly doubtful that amphibian, reptile and most mammal populations use this corridor as effectively as birds, if at all. Mule deer, for example, do not occur within Bonelli Park but are common in the San Gabriel Mountains and the Puente Hills. However, some mammals which tolerate urban environments; such as Virginia opossum, raccoon, and striped skunk, use the corridor in the manner described. Even mountain lions periodically enter Bonelli Park and Walnut Creek Park from the outside by way of routes related to SEA components.

The manner in which the proposed East San Gabriel Valley SEA allows wildlife populations in different areas to interact is less than ideal. However, exchange in the manner described above is dictated by the widespread urbanization of the region; it is the only remaining way regional interaction can occur and contribute to the maintenance of genetic variability and health of regional wildlife populations.

8. SENSITIVE BIOLOGICAL RESOURCES

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive. This is principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the proposed East San Gabriel Valley SEA, that have been afforded special recognition.

8.1 SENSITIVE PLANT COMMUNITIES/HABITATS

The proposed East San Gabriel Valley SEA supports several habitat types considered sensitive by resource agencies, namely the CDFG, due to scarcity and serving as habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, bird and reptile species. Vegetation communities include: oak riparian woodland, walnut woodland, southern willow scrub, coastal sage scrub, and freshwater marsh which occur throughout the study area. These

communities, or closely related designations, are considered highest-inventory priority by the CDFG, indicating that they are experiencing a decline throughout their range. The distribution and floral composition of these communities is discussed above.

8.2 SENSITIVE SPECIES

Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS (particularly List 1A, 1B, and 2 as defined in the Sensitive Species Table). The Sensitive Species Table on page 12 lists those species which have been recorded within the proposed SEA as well as those reasonable expected to occur. The table includes locations of sensitive species observed, recorded in the CNDDB, or reported in previous documentation as observed within or in the immediate vicinity of the proposed SEA. Additional species, such as native oak or sycamore trees, may be protected under local ordinances but are not included in this table.

VASCULAR PLANTS Scientific Name	Agency Listing Status	CNPS Listing Status	P	referre	ed Habitat	Location	
ANGIOSPERMS (Dicoty	/ledons)						
Asteraceae	Sunflower Family	,					
Senecio aphanactis	rayless ragwort		2			oodland, drying alkaline	Puddingstone Dam (1932)
Boraginaceae	Borage Family						
Harpagonella palmeri	Palmer's grappling hook	; FSC	2	Sage so 2,500 f		ay soils; below	Potential where habitat occurs
Crassulaceae	Stonecrop Family						
Dudleya multicaulis	many-stemmed dudleya	FSC	18	including and foo	ng sage othill gr ils or re	e scrub, valley rassland; heavy ock outcrops;	Bonelli Regional Co. Park (1987 and 1982); recorded on Way Hill (1987)
Fabaceae	Legume Family						
Astragalus brauntonii Braunton's milkvetch		FE	1в	and foo	othill groniferon ne end ate soil	s, recent burns	Potential where habitat occurs
<u>Legend</u>							
Agency Lists	Endangered s-	Ctata T !-t 1	na Per de	- Ama d			nt Society (CNPS) Lists
FE Federally Listed as I FT Federally Listed as I	_	State Listed State Listed	_	_	1a 1b	Presumed extin Rare, threatened	ct in California. d, or endangered throughout
FSC Federal Special Con		State Candi	date for			their range.	
FPE Federally Proposed	•	Endangered			2		d, or endangered in
FPT Federally Proposed		State Candid	date for				more common in other
FPD Federally Proposed	for Delisting SP	Threatened State Protec	ted		3	states.	r which additional
	State Fully 1			J	-	needed before rarity can be	
	State Rare				determined.	,	
	CSC	California S Species	pecial Cor	ncern	4	(i.e., naturally r	ted distribution in California rare in the wild), but whose not appear to be susceptible

OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED EAST SAN GABRIEL VALLEY SEA

(CONTINUED)

VASCULAR PLANT Scientific Name	Common Name	Agency Listing Status	CNPS Listing Status	Preferred Habitat	Location	
Juglandaceae	Walnut Family					
Juglans californica Southern var. californica California black walnut			4	Sage scrub, chaparral, cismontane woodland; often in association with oaks/oak woodland; frequently found on steep hillsides with northern exposures; deep alluvial soils.	Base of San Gabriel foothills, Los Pinetos Springs (1999)	
Scrophulariaceae	Figwort Family					
Fremontodendron mexicanum	Mexican flannelbrush	FE, SR	1в	Closed-cone coniferous forest, chaparral, cismontane woodland, creeks or dry canyons, gabbro soils.	Potential where habitat occurs	
ANGIOSPERMS (Monocotyledons)						
Liliaceae	Lily Family					
Brodiaea filifolia	thread-leaved brodiaea	FT, SE	18	Sage scrub, valley/foothill grassland, cismontane woodland; vernal pools (clay soils).	Potential where habitat occurs	

Legend

Agency Lists			Cali	fornia Native Plant Society (CNPS) Lists
FE Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.
FT Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
FSC Federal Special Concern Species	SCE	State Candidate for		their range.
FPE Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in
FPT Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
FPD Federally Proposed for Delisting		Threatened		states.
	SP	State Protected	3	Plant species for which additional
	SFP	State Fully Protected		information is needed before rarity can be
	SR	State Rare		determined.
	CSC	California Special Concern	4	Species of limited distribution in California
		Species		(i.e., naturally rare in the wild), but whose
				existence does not appear to be susceptible
				to threat.

Biological Resources Assessment PCR Project Team

(CONTINUED)

VASCULAR PLANTS	Agency Listing	CNPS Listing			
Scientific Name	Common Name	Status	Status	Preferred Habitat	<u>Location</u>
Calochortus catalinae	Catalina mariposa lily		4	Openings in chaparral, valley and foothill grassland, cismontane woodland; heavy soils.	Potential where habitat occurs
Calochortus plummerae	Plummer's mariposa lily	FSC	1в	Sage scrub, valley and foothill grassland, yellow pine forest; dry, rocky or sandy sites, granitic or alluvial soil; to 4,800 feet.	Live Oak Cyn., Claremont (1928); along Mills Ave, Claremont (1937)
Calochortus weedii var. intermedius	intermediate mariposa lily	FSC	1в	Chaparral, coastal scrub, valley and foothill grasslands.	Elephant Hill (1991); on summit of hill near Rancho Santa Ana Botanic Garden (1927)

Legend

Age	ncy Lists	_		Cali	fornia Native Plant Society (CNPS) Lists
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
FPD	Federally Proposed for Delisting		Threatened		states.
		SP	State Protected	3	Plant species for which additional
		SFP	State Fully Protected		information is needed before rarity can be
		SR	State Rare		determined.
		CSC	California Special Concern	4	Species of limited distribution in California
			Species		(i.e., naturally rare in the wild), but whose
					existence does not appear to be susceptible
					to threat.

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED EAST SAN GABRIEL VALLEY SEA

(CONTINUED)

<u>VERTEBRATES</u> Scientific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
AMPHIBIANS				
Pelobatidae	Spadefoot Toad Fa	mily		
Scaphiopus hammondii	western spadefoot	FSC, CSC, SP	Prefers relatively open areas in lowland grasslands, chaparral, and pine-oak woodlands, areas of sandy or gravelly soil in alluvial fans, washes, and floodplains.	Workman Hill in Puente Hills (1998); Puente Hills (1998)
REPTILES				
Emydidae	Box and Water Tu	rtle Famil	ly	
Clemmys marmorata pallida	southwestern pond turtle	FSC, CSC, SFP	Ponds, marshes, rivers, streams, irrigation ditches.	Potential where habitat occurs
Iguanidae	Iguanid Lizard Fai	mily		
Phrynosoma coronatum blainvillei	San Diego coast horned lizard	FSC, CSC, SP	Valley-foothill hardwood, conifer, and riparian habitats, pine-cypress, juniper and annual grassland habitats below 6,000 feet, open country, especially sandy areas, washes, flood plains, and windblown deposits.	NW corner of Bonelli Regional Co. Park (1996)
Teiidae	Whiptail Lizard Fa	amily		
Anniella pulchra pulchra	silvery legless lizard	CSC	Several habitats but especially in coastal dune, valley-foothill, chaparral, and coastal scrub habitats.	Potential where habitat occurs
Cnemidophorus tigris multiscutatus	coastal western whiptail	FSC	Arid and semi-arid desert to open woodlands, where vegetation is sparse.	Potential where habitat occurs
FPE Federally Propo FPT Federally Propo			SE State Listed as Endanger ST State Listed as Threaten SCE State Candidate for Enda SCT State Candidate for Thre SP State Protected SFP State Fully Protected SR State Rare	ed angered

Biological Resources Assessment PCR Project Team East San Gabriel Valley November 2000

California Special Concern Species

CSC

OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED EAST SAN GABRIEL VALLEY SEA

(CONTINUED)

VERTEBRATES		Agency		
Scientific Name	Common Name	Listing Status	Preferred Habitat	Location
Viperiidae	Viper Snake Fami	ly		
Crotalus ruber ruber	northern red- diamond rattlesnake	FSC, CSC	Chaparral, woodland, and arid desert habitats in rocky areas with dense vegetation.	Potential where habitat occurs
Pelecanidae	Pelican Family			
Pelecanus occidentalis californicus	California brown pelican	FE, SE, SFP	Coastal, salt bays, ocean, and beaches.	Potential where habitat occurs
Phalacrocoracidae	Cormorant Family	<i>I</i>		
Phalacrocorax auritus	double-crested cormorant	CSC	Coasts, bays, lakes, and rivers.	Potential where habitat occurs
Accipitridae	Hawks, Kites, Har	riers and	Eagle Family	
Accipiter cooperi	Cooper's hawk	CSC	Open woodlands especially riparian woodland.	Active nest observed in Bonelli park (1991); Bonelli Park (1994)
Accipiter gentilis	northern goshawk	CSC	Prefers middle and higher elevations and mature, dense coniferous forests.	Potential where habitat occurs
Accipiter striatus	sharp-shinned hawk	CSC	Woodlands; forages over chaparral and other scrublands; prefers riparian habitats and north-facing slopes, with plucking perch sites.	Audubon Society record in Bonelli Park
Aquila chrysaetos	golden eagle	CSC, SFP	Mountains, deserts, and open country; prefer to forage over grasslands, deserts, savannahs and early successional stages of forest and shrub habitats.	In vicinity of Bonelli Park
Legend				
Agency Lists FE Federally Listed	as Endangered		SE State Listed as Endange	red
FE Federally Listed FT Federally Listed	•		ST State Listed as Endange ST State Listed as Threaten	
FSC Federal Special	Concern Species		SCE State Candidate for End	
	sed as Endangered		SCT State Candidate for Three	eatened
	sed as Threatened		SP State Protected	
FPD Federally Propos	sed for Delisting		SFP State Fully Protected	
			SR State Rare CSC California Special Conc	ern Species
			ese camorna special cono	om operios
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Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED EAST SAN GABRIEL VALLEY SEA

(CONTINUED)

	<u>TEBRATES</u> entific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
Buteo	regalis	ferruginous hawk	CSC	Rivers, lakes, and coasts; open tracts of sparse shrubs and grasslands, and agricultural areas during winter.	Documented in winter at Bonelli Park
Circus	s cyaneus	northern harrier	CSC	Coastal salt marshes, freshwater marshes, grasslands, and agricultural fields; occasionally forages over open desert and brushlands.	Bonelli Park
Elanus	s leucurus	white-tailed kite	SFP	Grasslands with scattered trees, near marshes, along highways.	Historically documented in Bonelli Regional Co. Park
Haliae leucoc	eetus ephalus	bald eagle	FT, FPD, CSC, SE		Potential where habitat occurs
Pandio	on haliaetus	osprey	CSC	Rivers, lakes, and coasts, mixed conifer.	Bonelli Park (1994)
Falcor	ıidae	Falcon Family			
Falco	columbarius	merlin	CSC	Coastlines, wetlands, woodlands, agricultural fields, and grasslands.	Potential where habitat occurs
Falco	mexicanus	prairie falcon	CSC	Grasslands, savannahs, rangeland, agricultural fields, and desert scrub; often uses sheltered cliff ledges for cover.	Potential where habitat occurs
Larida	ae	Gulls and Tern Fa	mily		
Larus	californicus	California gull	CSC	Seacoasts, lakes, farms, and urban centers.	Potential where habitat occurs
Legen	d				
-	y Lists			•	
FE	FE Federally Listed as Endangered			SE State Listed as Endange	
FT Federally Listed as Threatened				ST State Listed as Threaten	
FSC Federal Special Concern Species FPE Federally Proposed as Endangered				SCE State Candidate for Ends SCT State Candidate for Three	•
FPT Federally Proposed as Threatened			SP State Protected	-	
FPD		osed for Delisting		SFP State Fully Protected	
				SR State Rare CSC California Special Conce	ern Species

Biological Resources Assessment PCR Project Team

(CONTINUED)

VERTEBRATES Scientific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
Strigidae	True Owl Family			
Asio flammeus	short-eared owl	CSC	Prairies, marshes (fresh and salt) dunes, tundra.	Historic records in Bonelli Park, fairly common in winter
Asio otus	long-eared owl	CSC	Riparian and live oak woodlands.	Potential where habitat occurs
Athene cunicularia	burrowing owl	FSC, CSC	Dry grasslands, desert habitats, and open pinyon-juniper and ponderosa pine woodlands below 5,300 feet elevation. Prefers berms, ditches, and grasslands adjacent to rivers, agricultural, and scrub areas.	Potential where habitat occurs
Apodidae	Swift Family			
Chaetura vauxi	Vaux's swift	CSC	Redwood and douglas fir habitats.	Potential where habitat occurs
Tyrannidae	Tyrant Flycatcher	Family		
Empidonax traillii	willow flycatcher	SE	Wet meadow and montane riparian habitats, river valleys and large mtn. meadows.	Potential where habitat occurs
Empidonax traillii extimus	southwestern willow flycatcher	FE	Low elevational sites: Riparian woodlands that contain water and low growing willow thickets. High elevational sites: Large, flat, wet meadows that contain patches of willow trees.	Potential where habitat occurs

Legend

Agency	Lists

FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
FPE	Federally Proposed as Endangered	SCT	State Candidate for Threatened
FPT	Federally Proposed as Threatened	SP	State Protected
FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

(CONTINUED)

VERTEBRATES Scientific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
Alaudidae	Lark Family			
Eremophila alpestris actia	California horned lark	CSC	Open habitats, grasslands along the coast, deserts near sea level to alpine dwarf shrub habitat, uncommonly in coniferous and chaparral habitats.	Historical sightings in Bonelli Park
Troglodytidae	Wren Family			
Campylorhynchus brunneicapillus couesi	coastal cactus wren	CSC	Coastal sage scrub, vegetation with thickets of prickly pear or cholla cactus.	Potential where habitat occurs
Muscicapidae	Kinglets, Gnatcate	hers, Thr	ushes, and Babbler Family	
Polioptila californica californica	California gnatcatcher	FT, CSC	Coastal sage scrub vegetation below 2,500 feet elevation in Riverside County and generally below 1,000 feet elevation along the coastal slope; generally avoids steep slopes and dense vegetation for nesting.	NW corner of Bonelli Park, at or near Puddingstone Reservoir (1996)
Laniidae	Shrike Family			
Lanius ludovicianus	loggerhead shrike	FSC, CSC	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.	Bonelli Park, in buckwheat scrub near reservoir

Legend

FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
FPE	Federally Proposed as Endangered	SCT	State Candidate for Threatened
FPT	Federally Proposed as Threatened	SP	State Protected
FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

(CONTINUED)

VERTEBRATES Scientific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
Vireonidae	Vireo Family			
Vireo bellii pusillus	least Bell's vireo	FE, SE	Perennial and intermittent streams with low, dense riparian scrub and riparian woodland habitats below 2,000 feet elevation; nests primarily in willows and forages in the riparian and occasionally in adjoining upland habitats. Associated with willow, cottonwood, and mule fat.	Potential where habitat occurs
Emberizidae	Wood Warblers, Ta	anagers,	Buntings, and Blackbird Family	
Aimophila ruficeps canescens	Southern California (ashy) rufous-crowned sparrow	FSC, CSC	Generally, steep, rocky areas within coastal sage scrub and chaparral, often with scattered bunches of grass; prefers relatively recently burned areas.	Bonelli Park (1994)
Dendroica petechia brewsteri	yellow warbler	CSC	Riparian woodlands, montane chaparral, and mixed conifer habitats.	Potential where habitat occurs
Icteria virens	yellow-breasted chat	CSC	Riparian woodlands with a thick understory.	Bonelli Park (1994)
Vespertilionidae	Evening Bat Family	y		
Antrozous pallidus	pallid bat	CSC	Nests in dry, rocky habitats/caves, crevices in rocks, arid habitats including deserts, chaparral, and scrublands.	Potential where habitat occurs

Legend

Ag	ency	Lists	

	-y		
FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
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		SR	State Rare
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Biological Resources Assessment PCR Project Team

(CONTINUED)

VERTEBRATES Scientific Name	Common Name	Agency Listing Status	Preferred Habitat	Location
Molossidae	Free-Tailed Bat Fai	mily		
Eumops perotis californicus	western mastiff bat	FSC, CSC	Primarily arid lowlands, especially deserts. Open, semiarid to arid habitats including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban.	Potential where habitat occurs
Leporidae	Hares and Rabbit F	amily		
Lepus californicus bennettii	San Diego black- tailed jackrabbit	FSC, CSC	Open brushlands and scrub habitats between sea level and 4,000 feet elevation.	Bonelli Park (1992)
Heteromyidae	Pocket Mice and Ka	angaroo	Rat Family	
Perognathus longimembris brevinasus	Los Angeles pocket mouse	FSC, CSC	Coastal sage scrub, and grasslands, desert cactus, creosote bush and sagebrush habitats.	Potential where habitat occurs
Muridae	Mice, Rats, and Vol	e Family	1	
Neotoma lepida intermedia	San Diego desert woodrat	FSC, CSC	Chaparral, coastal sage scrub, and pinyon-juniper woodland.	Potential where habitat occurs

Legend

Ag	ency	Lists

FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	. ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
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FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
	•	CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

9. REGIONAL BIOLOGICAL VALUE

The proposed Santa Monica Mountains SEA meets several SEA designation criteria and supports many regional biological values. Each criterion and how it is met is described below.

Criterion A: The Habitat of Core Populations of Endangered or Threatened Plant or Animal Species.

This SEA contains habitat which supports a core population (and the only known population) of the federally threatened California gnatcatcher, in the eastern San Gabriel Valley. This population has been recently observed in coastal sage scrub at two locations in the area, Bonelli Park and Buzzard Peak. At both locations surveys over multiple years indicate that this population has been increasing in numbers. Currently, it is believed that there are between ten and fifteen pairs of gnatcatchers in this population.

Criterion B: On a Regional Basis, Biotic Communities, Vegetative Associations, and Habitat of Plant or Animal Species that are either Unique or are Restricted in Distribution.

Several plant communities within this SEA are CDFG highest inventory priority communities due to their restricted distribution in the Southern California region. These communities include: oak woodland and walnut woodland which are scattered throughout the components of this SEA; oak riparian woodland which is best expressed within the Walnut Creek drainage; isolated stands of willow woodland along many of the drainages in the Bonelli/Walnut Creek Parks and Buzzard Peak components; freshwater marsh and open water found primarily in association with Puddingstone Reservoir; and coastal sage scrub, which also serves as the habitat for the California gnatcatcher, found in scattered patches over hillsides within the South Hills, Bonelli/Walnut Parks, Via Verde and Buzzard Peak components.

Criterion C: Within Los Angeles County, Biotic Communities, Vegetative Associations, and Habitat of Plant or Animal Species that are either Unique or are Restricted in Distribution.

All of the plant communities and habitats indicated above as restricted in distribution on a regional basis, are also restricted in distribution within Los Angeles County.

Criterion D: Habitat that at some point in the Life Cycle of a Species or Group of Species, Serves as Concentrated Breeding, Feeding, Resting, or Migrating Grounds and is Limited in Availability either Regionally or in Los Angeles County.

Any relatively large body of water with pockets of natural lakeside vegetation along its shoreline potentially meets this criteria, particularly within the context of an arid to semiarid environment, characteristic of Los Angeles County. Although subjected to boating activities and shoreline recreational use, Puddingstone Reservoir serves as an important habitat for migrating water fowl and water birds, evident in the high diversity of birds recorded at the park over the past several years.

Criterion E: Biotic Resources that are of Scientific Interest because they are either an Extreme in Physical/Geographical Limitations, or Represent Unusual Variation in a Population or Community.

The SEA does not contain biotic resource that are clearly an extreme in physical/geographical limitations, or represent unusual variation in a population or community and therefore does not meet this criterion.

Criterion F: Areas that would Provide for the Preservation of Relatively Undisturbed Examples of the Original Natural Biotic Communities in Los Angeles County.

The proposed SEA does not contain areas that would provide for the preservation of relatively undisturbed examples of the original natural biotic communities in Los Angeles County.

In conclusion, the area described in this report is proposed to be an SEA because it contains:

1) the habitat of core populations of endangered and threatened plant and animal species; 2) biotic communities, vegetative associations, and habitat of plant and animal species that are either unique or are restricted in distribution in Los Angeles County, or regionally; and 3) concentrated breeding, feeding, resting, or migrating grounds which are limited in availability in Los Angeles County.

10. RECOMMENDED MANAGEMENT PRACTICES

Proposed new development within the proposed Puente Hills SEA should be designed to be highly compatible with the continued ecological function of the component biological resources described above; retention of existing natural biotic resources should be ensured. Although a comprehensive evaluation of all possible future land uses within this SEA cannot be made here, a general approach is outlined below and is recommended for use on a project specific basis. In order

to preserve the integrity of the SEA, the proposed comprehensive management practices described in the Los Angeles County SEA Update Study 2000 Background Report are recommended. These practices address:

- Core habitat
- Habitat linkages and wildlife corridors
- Fire management
- Public access and recreation
- Infrastructure
- Wetlands, riparian habitats, and streambeds
- Non-riparian/upland woodlands

In addition to the comprehensive management practices the following proposed management practices are recommended specifically for the proposed East San Gabriel Valley SEA:

- Limit development densities to one residential unit per ten acre parcel, and constrain development design, where feasible, to cluster dwelling configuration along existing roadways in order to minimize clearing associated with fuel management, and to reduce the need for grading, fencing, and other habitat disturbances.
- Maintain the habitat of core populations of listed species including the federally threatened California gnatcatcher.
- Retain rare communities with adequate buffers so as to allow for the long term viability and integrity of plant communities as a whole. Rare communities include: oak woodland, oak riparian forest, walnut woodland, willow woodland, and coastal sage scrub.
- Retain connectivity and linkage values through this SEA as an island hopping linkage between the San Gabriel Mountains and the Puente Hills. Maintain lines of sight between components at or near their existing borders. To the greatest extent possible, existing distances between the components should be maintained rather than increase through intense uses at their perimeters.

Additionally, proposed development should be reviewed when required by federal, state, or local laws before implementing plans which may impact biotic resources and/or sensitive species. Potential impacts to listed species or wetland areas require permitting in accordance with applicable laws.

11. SOURCES

- Los Angeles County, Department of Parks and Recreation. Date unknown. *Bonelli Regional Park Bird List*, San Dimas, California.
- Michael Brandman Associates. 1995. Draft Environmental Impact Report, Frank G. Bonelli Regional County Park Master Plan, State Clearinghouse No. 94061006, Los Angeles, California.
- Quinn, R.P. Date unknown. *The Status of Walnut Forests and Woodlands (Juglans californica)* in *Southern California*, Department of Biological Sciences, California State Polytechnic University, Pomona, California.

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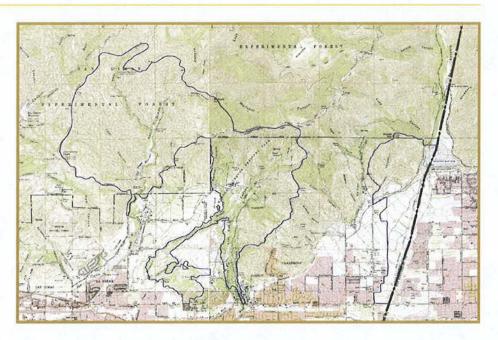
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BIOLOGICAL RESOURCES ASSESSMENT OF THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SIGNIFICANT ECOLOGICAL AREA



San Dimas Canyon/ San Antonio Wash

(Including Existing SEA Nos. 25 and 26)

Los Angeles County, California

November 2000



BIOLOGICAL RESOURCES ASSESSMENT OF THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SIGNIFICANT ECOLOGICAL AREA



SAN DIMAS CANYON/SAN ANTONIO WASH

(Including Existing SEA Nos. 25 and 26)

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November 2000

TABLE OF CONTENTS

•		Page
EXI	ECUTIVE SUMMARY	. iv
1.	LOCATION	. 1
2.	DESCRIPTION	. 4
3.	EXISTING LAND USE	. 4
4.	LAND OWNERSHIP	. 5
5.	VEGETATION	. 5
6.	WILDLIFE	. 7
7.	WILDLIFE MOVEMENT	. 8
8.	SENSITIVE BIOLOGICAL RESOURCES 8.1 SENSITIVE PLANT COMMUNITIES/HABITATS 8.2 SENSITIVE SPECIES	. 9
9.	REGIONAL BIOLOGICAL VALUE	36
10.	RECOMMENDED MANAGEMENT PRACTICES	37
11.	SOURCES	38

LIST OF FIGURES

Figur	e e	Page
1	Regional Map	. 2
2	Existing and Proposed Boundaries	. 3

LIST OF TABLES

Table	Page
Criteria Analysis	vii
Sensitive Species	. 10

EXECUTIVE SUMMARY

Location: The San Dimas Canyon/San Antonio Wash Significant Ecological Area (SEA), as proposed, is located along the cismontane foothills of the eastern San Gabriel Mountains and is centered on the mouths of four major canyons which flow from the mountains and interconnecting terrain including: San Antonio, Live Oak, Marshall, and San Dimas Canyons. It incorporates existing SEA numbers 25 and 26.

Description: The proposed San Dimas Canyon/San Antonio Wash SEA is comprised of two component parts encompassing a total of 6,785 acres. The topography of the SEA, including steepwalled canyons, narrow ridgelines, and a wide range of elevation, topography, slope aspect, and geology represent a wide array of physical habitats within this SEA. Consequently, a number of plant communities exist, including grasslands, riparian, shrublands, woodlands, and forests. The 6,785 acres proposed for the San Dimas Canyon/San Antonio Wash SEA are within several jurisdictions including: 2,961 in the Angeles National Forest; 1,568 in unincorporated Los Angeles County; 1,566 within the City of Claremont; 9 within the City of Glendora; 320 within the City of La Verne; and 361 in the City of San Dimas.

Existing Land Use: Land uses in this SEA are predominantly low intensity recreation and open space within public lands. The overwhelming majority of this SEA is within the Angeles National Forest which is oriented toward recreational use. For the most part, unimproved roads, trails, campgrounds, and scattered cabins represent the most intense uses of the forest. Private landholdings which comprise a very small portion of the SEA exist in open space as well.

Ownership: The majority of the land within the SEA is owned by the U.S. Government and is managed by the Forest Service, Angeles National Forest. A much smaller area is owned by the cities of Claremont and Glendora, each of which manages a wilderness park in the SEA. The County also operates and maintains limited areas for flood control. The remainder of the SEA (a relatively small portion) is under private ownership in parcels of varying sizes.

Vegetation: The variety of topography, soil types, slope aspects and water availability within this SEA creates a range of physical habitats which support numerous plant species. The major plant communities found within the San Dimas Canyon/San Antonio Wash SEA include: bigcone spruce-canyon oak forest, white alder riparian forest, alluvial fan scrub, oak woodland, oak riparian forest, walnut woodland, southern willow scrub, chaparral, coastal sage scrub, and non-native grassland.

Wildlife: Wildlife populations within the proposed San Dimas Canyon/San Antonio Wash SEA are diverse and abundant due to the region's physiographic diversity, its relative isolation, and its location within and adjacent to the Angeles National Forest. Bird and mammal use, diversity, and abundance within this SEA is high.

Wildlife Movement: Wildlife movement within the San Dimas Canyon/San Antonio Wash SEA occurs in two ways. The first is movement throughout the many sizeable drainages which course through the SEA to connect the forest interior with foothill areas. The second way is across the flanks of the foothills and lower mountains in an east-west direction. Particularly for riparian-favoring migratory birds, a corridor linking lower elevation riparian habitats in the San Dimas Canyon/San Antonio Wash SEA is expected to be of high use and importance.

Sensitive Biological Resources: The San Dimas Canyon/San Antonio Wash SEA contains habitats, or plant communities, that are considered unique, of relatively limited distribution, or of particular value to wildlife. These are oak woodland, walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and alluvial fan scrub. A number of sensitive plant and wildlife species exist or potentially occur within the SEA. These species are considered sensitive due to declining, limited, or threatened populations, resulting in most cases from habitat reductions.

Regional Biological Value: The proposed SEA meets several designation criteria and supports many regional biological values (see Criteria Table at the end of this summary). The SEA contains the core population of the extremely rare rock monardella. Several plant communities within this SEA are restricted in distribution in the Southern California region and Los Angeles County including: oak woodland, walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and alluvial fan scrub. The SEA supports well developed and diverse riparian woodlands, as well as year-round sources of water. These represent important stopover and overwintering sites for a wide variety of migratory birds, as well as essential habitat for resident species. This SEA also facilitates more frequent movement for wide-ranging mammals which must move over large areas to fulfill their habitat requirements. Virtually all of the native biotic communities within this SEA are relatively undisturbed.

Recommended Management Practices: Proposed new development within the proposed San Dimas Canyon/San Antonio Wash SEA should be designed to be highly compatible with the continued ecological function of each of the component biological resources described above. Although a comprehensive evaluation of all possible future land uses within this SEA cannot be made here, a general approach is outlined below which follows the guidelines and is recommended for use on a project specific basis. In order to preserve the integrity of the SEA, the proposed

comprehensive management practices described in the Los Angeles County SEA Update Study 2000 Background Report are recommended. These practices address:

- Core habitat
- Habitat linkages and wildlife corridors
- Fire management
- Public access and recreation
- Infrastructure
- Wetlands, riparian habitats, and streambeds
- Non-riparian/upland woodlands

In addition to the comprehensive management practices the following proposed management practices are recommended specifically for the proposed San Dimas Canyon/San Antonio Wash SEA:

- Maintain the habitat of core populations of extremely rare species including rock monardella.
- Retain rare communities with adequate buffers so as to allow for the long term viability
 and integrity of plant communities as a whole. Rare communities include: oak woodland,
 walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and
 alluvial fan scrub.

CRITERIA ANALYSIS OF THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

	Criterion	Status	Justification
A)	The habitat of core populations of endangered or threatened plant or animal species.	Not met	Although the proposed SEA contains rare plant populations, it does not contain a core population of a listed species and therefore does not meet this criterion.
B)	On a regional basis, biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution.	Met	The proposed SEA contains habitat of the extremely rare rock monardella. In addition, several plant communities within this SEA are CDFG highest inventory priority communities due to their restricted distribution in the Southern California region, including: walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and alluvial fan scrub.
C)	Within Los Angeles County, biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution.	Met	All of the plant communities and habitats mentioned above as being restricted in distribution on a regional basis are also restricted in distribution within Los Angeles County.
D)	Habitat that at some point in the life cycle of a species or group of species, serves as concentrated breeding, feeding, resting, or migrating grounds and is limited in availability either regionally or in Los Angeles County.	Met	The major canyons within this SEA support well developed and diverse riparian woodlands, as well as a source of water for most, if not all, of the year. These represent important stopover and overwintering areas for a wide variety of migratory birds, as well as essential habitat for resident species. These canyons also support seasonal and more frequent movement for wide-ranging mammals which must move over large areas to fulfill their habitat requirements.
E)	Biotic resources that are of scientific interest because they are either an extreme in physical/geographical limitations, or represent unusual variation in a population or community.	Not met	The proposed SEA does not contain biotic resources that are clearly an extreme in physical/geographical limitations, or represent unusual variation in a population or community and therefore does not meet this criterion.
F)	Areas that would provide for the preservation of relatively undisturbed examples of the original natural biotic communities in Los Angeles County.	Met	Virtually all of the native biotic communities within this SEA are relatively undisturbed over most of their extent. As such, and because urbanization throughout much of Los Angeles County's foothill regions has removed large expanses of these communities, those in the San Dimas Canyon/San Antonio Wash SEA are particularly important to the County's natural heritage.

SIGNIFICANT ECOLOGICAL AREA UPDATE STUDY

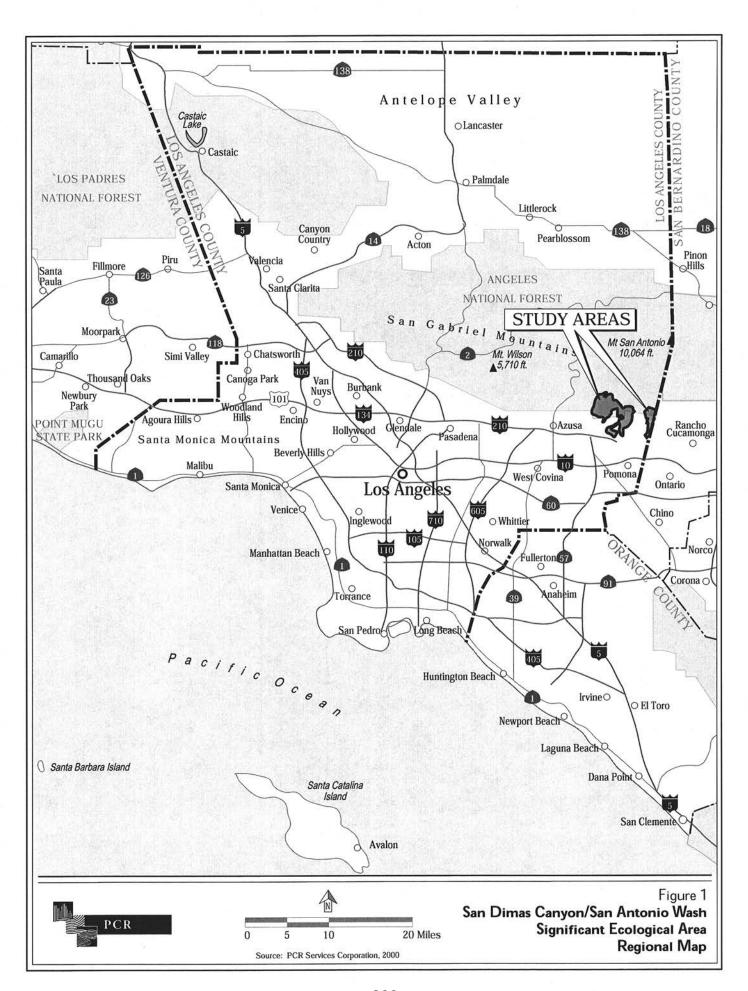
1. LOCATION

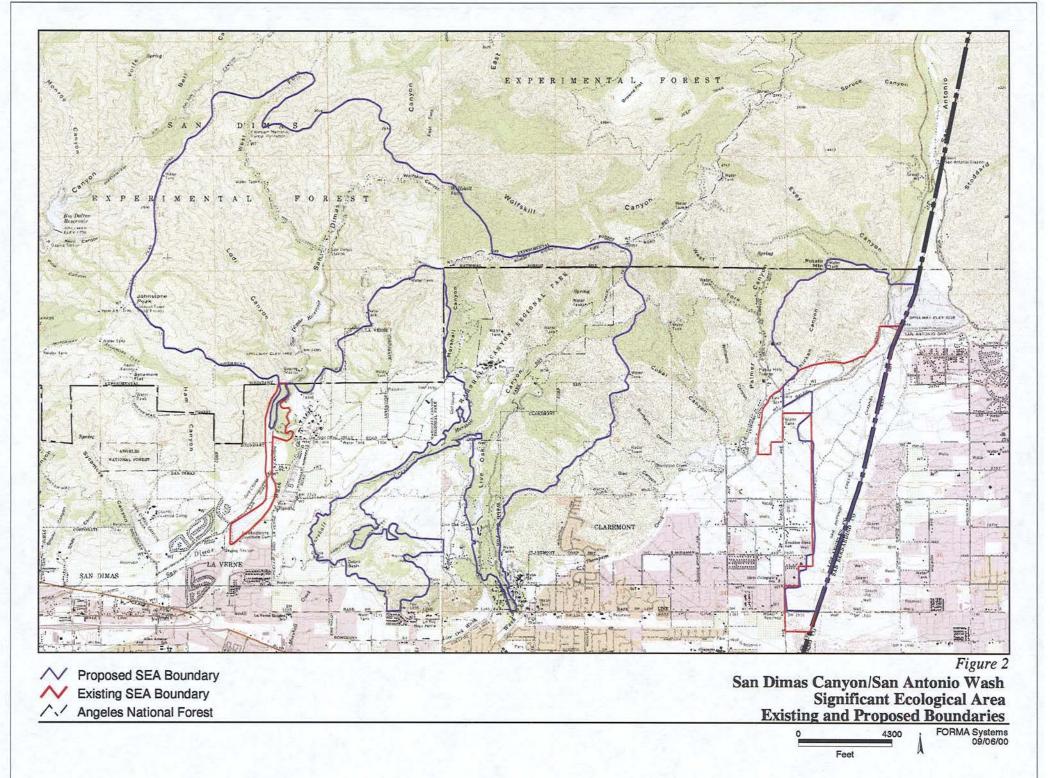
1.1 GENERAL

The San Dimas Canyon/San Antonio Wash Significant Ecological Area (SEA), as proposed, is located along the cismontane foothills of the eastern San Gabriel Mountains as shown in Figure 1, *Regional Map*, on page 2. Generally, the SEA is centered on the mouths of four major canyons which flow from the mountains and interconnecting terrain. From east to west these canyons include: San Antonio Canyon above the City of Claremont as one component; and Live Oak, Marshall, and San Dimas Canyons above the cities of La Verne and San Dimas as a second component. The proposed SEA is found within the Mount Baldy and Ontario U.S. Geological Survey (USGS) 7.5' California Quadrangles as shown in Figure 2, *Existing and Proposed Boundaries* on page 3. It incorporates existing SEA numbers 25 and 26.

1.2 BOUNDARY DESCRIPTION

Over most of its boundaries, particularly to the north, east, and west of each component, the proposed SEA is bordered by open space within the Angeles National Forest. Generally to the south, however, the borders are mostly defined by the edge of urban development within the San Gabriel Valley. The more westerly component of this SEA generally includes portions of the lower watersheds of San Dimas, Marshall, and Live Oak Canyons (San Dimas Canyon component). Beginning at Johnston Peak in the west, the western boundary follows the ridgeline separating Big Dalton Canyon and San Dimas Canyon. Just before this ridgeline is intersected by Big Dalton Canyon Road the SEA boundary turns east. From the area of Big Dalton Canyon Road the northern boundary both follows and crosses over a series of ridgelines to include the upper portions of several tributary canyons. It continues in this fashion in a southeasterly direction eventually meeting and following the Sunset Ridge Fire Road. The eastern boundary leaves the fire road and travels south along a ridgeline separating Live Oak Canyon and Palmer Canyon. It continues in a southwesterly direction to meet the Live Oak Canyon drainage. From here to the west, the SEA includes two fingers which include the Live Oak Canyon drainage downstream to Base Line Road, and Marshall Creek to Base Line Road. A small area of hillsides adjacent to Marshall Creek is also included. From this point the southern boundary travels north up Marshall Canyon to meet San Dimas Canyon Road, then southwest along Sunset Ridge to San Dimas Canyon below the San Dimas Reservoir; then northwest along a ridge to Johnston Peak.





The eastern component principally includes the alluvial outwash area of San Antonio Canyon (San Antonio Canyon component) and a small portion of the adjacent lower hillsides to the west of the drainage. The eastern boundary is the Los Angeles/San Bernardino County line, with the southern boundary at Base Line Road. The western boundary begins at Base Line Road in the south, travels north along the edge of residential development to meet Mount Baldy Road; it continues to the west along Mount Baldy Road to near the Palmer Canyon drainage where it turns north. The boundary then follows a ridgeline in an easterly direction, and crosses San Antonio Canyon to terminate at the San Bernardino/Los Angeles County line.

2. DESCRIPTION

The proposed San Dimas Canyon/San Antonio Wash SEA is comprised of two component parts. The San Dimas Canyon component covers approximately 5,593 acres and includes portions of Live Oak, Marshall, and San Dimas Canyons. The smaller component, San Antonio Canyon, covers approximately 1,194 acres of the San Antonio Canyon alluvial outwash. In total this SEA encompasses 6,785 acres.

In general, the topography of the SEA is severe, consisting of steep-walled canyons and narrow ridgelines. Elevations range from a high of approximately 3,000 feet above mean sea level (MSL) along the ridges of San Dimas Canyon, to a low of approximately 451 feet above MSL in San Antonio Wash. Several major drainages and numerous tributaries exit the San Gabriel Mountains through this SEA.

The wide range of elevation, topography, slope aspect, and geology represent a wide array of physical habitats within this SEA. Consequently, a number of plant communities exist, including grasslands, riparian, shrublands, woodlands, and forests. Within these major community types, there are many subcommunities which vary according to plant species dominance. Of particular note, this area contains the last remaining relatively well-developed lower montane riparian habitats in the eastern county and dammed drainages have created significant reservoirs or flood control basins in San Antonio and San Dimas. The 6,785 acres proposed for the San Dimas Canyon/San Antonio Wash SEA are within several jurisdictions including: 2,961 in the Angeles National Forest; 1,568 in unincorporated Los Angeles County; 1,566 within the City of Claremont; 9 within the City of Glendora; 320 within the City of La Verne; and 361 in the City of San Dimas.

3. EXISTING LAND USE

Land uses in this SEA are predominantly low intensity recreation and open space within public lands. The majority of this SEA is within the Angeles National Forest which is oriented

toward recreational use. For the most part, unimproved roads, trails, campgrounds, and scattered cabins represent the most intense uses of the forest. Public park uses include the Claremont Hills Wilderness Park in Claremont, the Glendora Wilderness Park in Glendora, and Marshall Canyon County Park. All of these parks have limited use facilities. Some of the drainages, in part, have been improved for flood control and groundwater recharge. Despite periodic maintenance of these, natural conditions have persisted. Private land-holdings which comprise a very small portion of the SEA exist in open space.

4. LAND OWNERSHIP

The majority of the SEA is owned by the U.S. Government and is managed by the Forest Service, Angeles National Forest. A much smaller area is owned by Los Angeles County and the cities of Claremont and Glendora, each of which manages a wilderness park in the SEA. The County also operates and maintains limited areas for flood control. The remainder of the SEA (a relatively small portion) is under private ownership in parcels of varying sizes.

5. VEGETATION

The variety of topography, soil types, slope aspects and water availability within the San Dimas Canyon/San Antonio Wash SEA creates a range of physical habitats which support numerous plant species. All plant species observed or recorded in previous documentation within the study area are indicated in the Comprehensive Floral & Faunal Compendium of the Los Angeles County SEA Update Study 2000 Background Report. Sensitive plant species occurring or potentially occurring within the proposed SEA are discussed in the Sensitive Biological Resources section of this document. Many of these species, although often different in their growth form, prefer similar habitat characteristics and are often found in recurring assemblages to form plant communities. Ten major plant communities are found within the San Dimas Canyon/San Antonio Wash SEA. Plant communities within the proposed SEA were classified using standard methodology and terminology. Most of the communities discussed in this study correspond directly with those listed in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986 and 1992 update). Other communities are named based on dominant species within them and/or commonly used terminology. Brief descriptions and general locations of each major plant community present within the SEA are provided below, including bigcone spruce-canyon oak forest, white alder riparian forest, alluvial fan scrub, oak woodland, oak riparian forest, walnut woodland, southern willow scrub, chaparral, coastal sage scrub, and non-native grassland.

Bigcone spruce—canyon oak forest is an open to dense forest dominated by bigcone spruce 50 to 80 feet tall over a dense canopy of canyon live oak. It is found scattered throughout the San

Dimas Canyon component of this SEA on canyon sides at elevations generally above 2,500 feet where it occupies rocky substrates. It commonly occurs in fairly small enclaves within chaparral.

Along the lower reaches of San Dimas Canyon, white alder riparian forest is found. This community is dominated by white alder which grow 30 to 40 feet high over a shrub understory. It typically grows along streams in bedrock-constrained, steep-sided canyons, resulting in a fairly narrow riparian corridor.

Alluvial fan scrub is a shrub community characterized by harsh substrates subject to episodic flooding and scouring. It is generally restricted to broad canyon outwashes, or alluvial washes. It is found in this SEA at the San Antonio Canyon mouth, where it forms an open shrub vegetation within areas of bare, scoured ground in between.

Oak woodland is a plant community dominated by species of the genus *Quercus*. Within this SEA this community includes coast live oak which typically grows to heights of 20 to 40 feet and the somewhat smaller interior live oak and canyon oak, and forms either closed or open tree canopies. Understory vegetation varies from grassland in level areas to shrubs where topography is steeper. It may also intergrade with shrub communities. This community is scattered throughout the SEA and most prevalent on north-facing slopes and in drainage bottoms.

A highly related community found in the San Dimas Canyon/San Antonio Wash SEA is **oak riparian forest**. This community is also dominated by coast live oak (canyon oaks at higher elevations). The primary difference between oak woodland and oak riparian forest is the greater availability of water in riparian situations which is expressed in a denser tree canopy cover and higher density of trees. There are also a greater number of hydrophytic (moister favoring) plant species in the understory. Typical riparian trees such as western sycamore and willow occasionally occur as well. Oak riparian forest is best developed within broader, more level gradient drainages of this SEA.

Walnut woodland often intergrades with oak dominated woodlands or develops as a distinct community. This community is dominated by the California walnut which grows 10 to 30 feet high. More often than not, walnut woodland in this SEA is highly intermixed with oak woodland and chaparral and large monotypic stands are uncommon.

Southern willow scrubs are found along widely scattered reaches of several drainages throughout this SEA. This community is dominated by species of willow which form nearly monotypic stands due to their dense growth with an occasional cottonwood. These stands generally reach 10 to 20 feet in height with little understory vegetation.

Chaparral is a shrub community composed of robust species. Within this SEA a number of chaparral subcommunities are found according to their dominant plant species. These include chamise, buck brush, ceanothus, scrub oak, interior live oak and even mosaics of these depending on mixes of species and elevation. These and other shrub species form dense vegetation covers growing five to ten feet in height. The development of chaparral is pronounced over large hillside areas throughout both components of the proposed SEA.

A shrubland community exhibiting less robust structure found in this SEA is **coastal sage scrub**. This plant community is dominated by California sagebrush, California encelia, white sage, black sage, and California buckwheat. It also forms dense stands which grow three to four feet in height. Within this SEA it is generally found in scattered patches which are highly integrated with mixed chaparral. These are primarily located in the lower elevation hillsides of both SEA components.

Non-native grassland is dominated by non-native annual grasses and forbs. These opportunistically growing species include brome grasses, wild oats and mustards. Characteristic of other parts of Southern California, this community became established as a result of livestock grazing and agriculture, as native vegetation is removed, sometimes by mechanical means, and replaced by more adventitious species. Non-native grassland is found throughout the proposed SEA.

6. WILDLIFE

Wildlife populations within the proposed San Dimas Canyon/San Antonio Wash SEA are diverse and abundant due to the region's physiographic diversity, its relative isolation, and its location within and adjacent to the Angeles National Forest. Analysis of invertebrates on any given site generally is limited by a lack of specific data; however, the size of the SEA and diversity of habitats present is considered sufficient to encompass healthy populations of a large number of invertebrate species. Fair numbers of amphibians are expected to be present primarily due to the aquatic and semi-aquatic habitats provided within the numerous drainages and several reservoirs. Reptile abundance and diversity are expected to be characteristic for the habitats present, although areas closer to urban development along the southern boundaries of this SEA are likely to be suppressed due to edge effect.

Bird use, diversity, and abundance within the San Dimas Canyon/San Antonio Wash SEA are expected to be high for several reasons. In general, this SEA provides habitat for a wide range of shrubland, woodland, forest, and riparian species that occur at varying elevations. In particular, the riparian habitats found in drainages throughout this SEA provide essential habitat for riparian-obligate and riparian-favoring species. In addition, a number of migratory birds no doubt use this

area to move across the northern portion of the Los Angeles Basin. These include a wide spectrum of birds including songbird, waterfowl, and raptorial species.

Similarly, the mammalian fauna is expected to be very diverse and abundant. Perhaps, more influential on this taxa than the diversity of habitats is the inclusion of this SEA within and adjacent to the vast open space of the Angeles National Forest. Virtually all mammalian species found in the forest (with the exception of bighorn sheep) are expected to be found in this SEA. Frequent observations of black bear and mountain lion in foothill communities attest to the range of species expected.

7. WILDLIFE MOVEMENT

Wildlife movement within the San Dimas Canyon/San Antonio Wash SEA takes on two major forms. First, due to the extreme intervening topography it is logical to expect considerable movement of wildlife up and down the many sizeable drainages which course through this SEA and connect the forest interior with foothill areas. In large part, the larger the watershed of the drainages, the greater the volume of movement. Consequently, this type of movement occurs on a seasonal and more frequent basis, particularly for large mobile mammals whose full range of habitat needs are typically met over broad areas.

The second major type of movement occurs across the flanks of the foothills and lower mountains, in an east-west direction. Particularly for riparian-favoring migratory birds, a corridor linking lower elevational riparian habitats in the San Dimas Canyon/San Antonio Wash SEA is expected to be of high use and importance. In addition to providing essential habitat for resident riparian birds, this SEA contains some of the best developed riparian habitat for birds which are seasonal visitors to cismontane Los Angeles County.

8. SENSITIVE BIOLOGICAL RESOURCES

Sensitive biological resources are habitats or individual species that have been given special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, rare, or otherwise sensitive; this is principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Watch lists of such resources are maintained by the California Department of Fish and Game (CDFG), the United States Fish and Wildlife Service (USFWS), and special groups such as the California Native Plant Society (CNPS). The following sections indicate the habitats as well as plant and animal species present, or potentially present within the proposed San Dimas Canyon/San Antonio Wash SEA, that have been afforded special recognition.

8.1 SENSITIVE PLANT COMMUNITIES/HABITATS

The proposed San Dimas Canyon/San Antonio Wash SEA supports several habitat types considered sensitive by resource agencies, namely the CDFG [California Natural Diversity Database (CNDDB), 2000], because of their scarcity and provision of habitat for a number of state and federally listed endangered, threatened, and rare vascular plants, as well as several sensitive bird and reptile species. These communities include oak riparian woodland, walnut woodland, southern willow scrub, coastal sage scrub and alluvial fan scrub which occur throughout the study area. These communities, or closely related designations, are considered highest-inventory priority communities by the CDFG, indicating that they are experiencing a decline throughout their range. The array and composition of these communities has been discussed earlier in this report (see Section 5, Vegetation, above).

8.2 SENSITIVE SPECIES

Sensitive species include those listed, or candidates for listing by the USFWS, CDFG, and CNPS (particularly List 1A, 1B, and 2 as defined in the Sensitive Species Table). The Sensitive Species Table on page 10 lists those species which have been recorded within the proposed SEA as well as those reasonably expected to occur. The table includes locations of sensitive species observed, recorded in the CNDDB, or reported in previous documentation as observed within or in the immediate vicinity of the proposed SEA. Additional species, such as native oak or sycamore trees may be protected under local ordinances but are not included in this table.

SENSITIVE SPECIES OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VASCULAR PLANTS		Agency Listing	CNPS Listing				
Scientific Name	Common Name	9		Preferred Habitat	<u>Location</u>		
FERNS AND FERN ALI	LIES						
Ophioglossaceae	Adder's-tongue Fa	mily					
Botrychium crenulatum	scalloped moonwort	FSC	1в	Bogs and fens, lower montane coniferous forest, meadows, freshwater marshes and swamps.	Potential where habitat occurs		
Selaginellaceae	Spike-Moss Family	,					
Selaginella cinerascens	ashy spike-moss		4	Dry slopes on mesas in coastal sage scrub and chaparral.	Potential where habitat occurs		
Thelypteridaceae	Thelypteris Family	•					
Thelypteris puberula var. sonorensis	Sonoran maiden fern		2	Meadows and seeps.	Monrovia Cyn. (1967); Roberts Cyn. (1931); Santa Anita Cyn.		
ANGIOSPERMS (Dicot	yledons)						
Apiaceae	Carrot Family						
Perideridia pringlei	adobe yampah		4	Chaparral, cismontane woodland, coastal scrub.	Potential where habitat occurs		

Legend

Age	ency Lists			Cali	fornia Native Plant Society (CNPS) Lists
Έ	Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
SC	Federal Special Concern Species	SCE	State Candidate for		their range.
PE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in
PΤ	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
PD	Federally Proposed for Delisting		Threatened		states.
		SP	State Protected	3	Plant species for which additional
		SFP	State Fully Protected		information is needed before rarity can be
		SR	State Rare		determined.
		CSC	California Special Concern	4	Species of limited distribution in California
			Species		(i.e., naturally rare in the wild), but whose
					existence does not appear to be susceptible
					to threat.

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANT	Agency Listing Status	CNPS Listing Status	Preferred Habitat	Location	
Asteraceae	Sunflower Family				
Baccharis plummerae ssp. plummerae	Plummer's baccharis		4	Chaparral, broad-leaved upland forest, cismontane woodland, sage scrub. Associated with rocky areas.	Potential where habitat occurs
Erigeron breweri var. bisanctus	pious daisy		1в	Chaparral, lower montane coniferous forest, open dry slopes and washes.	San Antonio Cyn. (1933); near Glendora Wilderness Park, Big Dalton Dam (1989)
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	FSC	1A	Marshes and swamps (coastal salt and freshwater).	Oak Knoll (1903)
Hemizonia parryi ssp. australis	southern tarweed	FSC	1в	Coastal salt marsh (estuaries), valley and foot- hill grassland vernally mesic), vernal pools.	Altadena, near Los Angeles (1951)
Senecio aphanactis	rayless ragwort		2	Cismontane woodland, coastal scrub, drying alkaline flats.	Potential where habitat occurs
Senecio ganderi	Gander's ragwort	FSC, SR	1в	Chaparral (burned areas, gabbroic outcrops).	Potential where habitat occurs

Legend

- gu	ncy Lists			Calif	fornia Native Plant Society (CNPS) Lists
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.
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FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
FPD	Federally Proposed for Delisting		Threatened		states.
		SP	State Protected	3	Plant species for which additional
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		CSC	California Special Concern	4	Species of limited distribution in California
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Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANT	Agency Listing	CNPS Listing	Dunfaunad Habitat	Location		
Scientific Name	Common Name	Status	Status	Preferred Habitat	Location	
Berberidaeeae	Barberry Family					
Berberis nevinii	Nevin's barberry	FE, SE	1в	Sage scrub, chaparral, cismontane woodland, riparian scrub; sandy or gravelly substrate.	In vicinity of San Antonio wash (198X)	
Brassicaceae	Mustard Family					
Caulanthus simulans	Payson's jewelflower	FSC	4	Burned areas, streambeds, rocky, steep slopes and other disturbed sites, below 6,500 ft.	Potential where habitat occurs	
Caulanthus stenocarpus	slender-pod jewelflower	FSC, SR		Generally found after burns on dry, open slopes in chaparral between 1,000 and 3,000 ft.	Potential where habitat occurs	
Lepidium virginicum var. robinsonii	Robinson's pepper grass		1в	Chaparral, coastal scrub.	Between Santa Anita Cyn. and Sierra Madre (1928); Tanbark Flats (1936)	
Rorippa gambelli	Gambel's water cress	FE, ST	1в	Freshwater/brackish marsh.	Potential where habitat occurs	

Legend

Age	ncy Lists			Calif	fornia Native Plant Society (CNPS) Lists
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.
PE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
FPD	Federally Proposed for Delisting		Threatened		states.
		SP	State Protected	3	Plant species for which additional
		SFP	State Fully Protected		information is needed before rarity can be
		SR	State Rare		determined.
		CSC	California Special Concern	4	Species of limited distribution in California
			Species		(i.e., naturally rare in the wild), but whose
					existence does not appear to be susceptible
					to threat.

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VASCULAR PLANT Scientific Name	<u>S</u> Common Nan	<u>1e_</u>	Agency Listing Status	CNPS Listing Status	P	referr	ed Habitat	Location
Crassulaceae	Stonecrop Fam	ily						
Dudleya cymosa ssp. crebrifolia	San Gabriel Riv dudleya	er	FSC	1в	Chapai	rral.		Fish Cyn., from Gaging Station upstream to Large Falls (1986)
Dudleya densiflora	San Gabriel Mountains dudle	eya	FSC	1в	Cliffs, associa coastal Succul	tion w sage s	ith chaparral, crub.	Mouth of Fish Cyn. at the San Gabriel River (1986); Fish Cyn., about 1 mi. upstream to 1 mi. downstream of Large Falls (1989); Roberts Cyn. (1989); San Gabriel Cyn. (1989); near San Gabriel Dam (1985)
Dudleya multicaulis	many-stemmed dudleya		FSC	1в	foothill	l grassl rock o	alley and and; heavy clay outcrops; below	Many CNDDB records throughout area
Ericaceae	Heath Family							
Arctostaphylos peninsularis ssp. peninsularis	peninsula manzanita			2	Chapar 3,000 f		ween 650 and	Potential where habitat occurs
<u>Legend</u>			•					
Agency Lists						Cali	fornia Native Pla	nt Society (CNPS) Lists
FE Federally Listed as FT Federally Listed as FSC Federal Special Con	Threatened S'	г :	State Listed State Listed State Candid	as Threate		1A 1B		ct in California. d, or endangered throughout
FPE Federally Proposed FPT Federally Proposed FPD Federally Proposed	as Endangered as Threatened So] CT :	Endangered State Candid Threatened			2	Rare, threatened	d, or endangered in more common in other
115 Teactary Troposed	SI SI	P :	State Protect State Fully F State Rare			3	Plant species fo	or which additional needed before rarity can be
		sc (California Sp Species	pecial Con	cern	4	Species of limit (i.e., naturally r	red distribution in California are in the wild), but whose not appear to be susceptible
Biological Resources Assess	sment						San	Dimas Canvon/San Antonio Wash

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANTS	Agency Listing	CNPS Listing			
Scientific Name	Common Name	Status	Status	Preferred Habitat	<u>Location</u>
Fabaceae	Legume Family				
Astragalus brauntonii	Braunton's milk- vetch	FE	1в	Sage scrub, chaparral, valley and foothill grassland, closed cone coniferous forest; limestone endemic, carbonate soils, recent burns and disturbed areas.	Monrovia, about 0.5 mi. N of Hillcrest Blvd at Myrtle Ave. (1986); S of Clamshell Cyn., N of Monrovia (1998); along lower Clamshell Motor- way E of debris basin (1996)
Astragalus pachypus var. jaegeri	Jaeger's milk-vetch	FSC	18	Chaparral, coastal scrub, valley and foothill grasslands/sandy or rocky, and cismontane woodland.	Potential where habitat occurs
Hydrophyllaceae	Waterleaf Family				
Phacelia suaveolens ssp. keckii	Santiago peak phacelia	FSC	1в	Chaparral, closed-cone coniferous forests.	Potential where habitat occurs

Legend

Age	ncy Lists			Cali	fornia Native Plant Society (CNPS) Lists
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1a	Presumed extinct in California.
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other
FPD	Federally Proposed for Delisting		Threatened		states.
		SP	State Protected	3	Plant species for which additional
		SFP	State Fully Protected		information is needed before rarity can be
		SR	State Rare		determined.
		CSC	California Special Concern	4	Species of limited distribution in California
			Species		(i.e., naturally rare in the wild), but whose
					existence does not appear to be susceptible
					to threat.

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

CNPS

Listing Listing

Agency

Scientific Name	_Common Nan	1e	Status	Status	Preferred Habitat		ed Habitat	Location
Juglandaceae	Walnut Family							
Juglans californica var. californica	Southern California black walnut			4	cismon in asso woodla	tane w ciation and; ste	naparral, oodland; often with oaks/oak ep hillsides exposures; soils.	Base of San Gabriel foothills, Los Pinetos Springs (1999)
Lamiaceae	Mint Family							
Lepechinia fragrans	fragrant pitcher sage			4	Chapai perenn		ow 3,000 ft.	Potential where habitat occurs
Monardella hypoleuca ssp. lanata	felt-leaved monardella			1в	Chapai 3,280 f		ween 980 and	Potential where habitat occurs
Monardella macrantha ssp. hallii	Hall's monardel	la		1в	chapar conifer woodla grassla	ral, low ous for and, val nd, dry	upland forest, ver montane eest, cismontane ley and foothill slopes and penings.	
Monardella virdis ssp. saxicola	rock monardella	ı		4	yellow	pine fo	es in chaparral, orest, 1,700- nnial herb.	Potential where habitat occurs
Legend						Calif	arnio Notivo Dla	nt Society (CNPS) Lists
Agency Lists FE Federally Listed as 1	Endangered SI	-	State Listed	as Endans	ered	1A		ect in California.
FT Federally Listed as			State Listed			1в		d, or endangered throughout
FSC Federal Special Con		CE	State Candid	date for			their range.	
FPE Federally Proposed	•		Endangered			2	Rare, threatene	d, or endangered in
FPT Federally Proposed		CT	State Candid	date for			California, but	more common in other
FPD Federally Proposed	for Delisting		Threatened				states.	
	SI		State Protec			3		or which additional
			State Fully I	Protected				needed before rarity can be
	SI		State Rare			4	determined.	and attachts at the Control of
	C	SC	California S Species	pecial Cor	icern	4	(i.e., naturally i	ted distribution in California rare in the wild), but whose not appear to be susceptible

VASCULAR PLANTS

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANTS	Agency Listing	CNPS Listing				
Scientific Name	Common Name	Status	Status	Preferred Habitat	<u>Location</u>	
Scutellaria bolanderi ssp. austromontana	southern skullcap		1в	Chaparral, cismontane woodland, lower montane coniferous forest; elevation approximately 300 ft.	Potential where habitat occurs	
Malvaceae	Mallow Family					
Malacothamnus davidsonii	Davidson's bush mallow	FSC	1в	Sage scrub, chaparral, riparian woodland.	Potential where habitat occurs	
Sidalcea neomexicana	salt spring checkerbloom		2	Alkali playas, brackish marshes, chaparral, coastal scrub, lower montane coniferous forest, desert scrub.	Claremont (1909)	
Orobanchaceae	Broomrape Family					
Orobanche valida ssp. valida	rock creek broomrape	FSC	1в	Chaparral, pinyon juniper woodland, on slopes of loose decomposed granite, parasitic on various chaparral shrubs.	W ridge of Lookout Mtn., NE of Mt. Baldy station (1979)	

Legend

Age	Agency Lists			Calif	California Native Plant Society (CNPS) Lists		
FE	Federally Listed as Endangered	SE	State Listed as Endangered	la	Presumed extinct in California.		
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout		
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.		
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in		
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other		
FPD	Federally Proposed for Delisting		Threatened		states.		
		SP	State Protected	3	Plant species for which additional		
		SFP	State Fully Protected		information is needed before rarity can be		
		SR	State Rare		determined.		
		CSC	California Special Concern	4	Species of limited distribution in California		
			Species		(i.e., naturally rare in the wild), but whose		
					existence does not appear to be susceptible		
					to threat.		

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VASCULAR PLANT	Agency Listing	CNPS Listing					
Scientific Name Common Name		<u>Status</u>	Status	P	referre	d Habitat	Location
Polemoniaceae	Phlox Family						
Linanthus concinnus	San Gabriel linanthus	FSC	1в	conifer	ous for often ir	per montane est, dry rock a Jeffrey forest.	Icehouse Cyn., San Antonio Hills (1917); Mt. Markham (1921); Mt. Lowe summit (191X)
Polygonaceae	Buckwheat Family						
Chorizanthe parryi var. parryi	Parry's spineflower	FSC	3	Openings/clearings in coastal or desert sage scrub, chaparral or interface; dry slopes or flat ground; sandy soils.		scrub, chaparral ry slopes or flat	(1932); Mt. Lowe
Dodecahema leptoceras	slender-horned spineflower	FE, SE	1в	vegetat	Alluvial sage scrub vegetation on sandy flood-deposited rivers and washes.		Rubio Wash, Altadena (1920); Santa Anita Wash, S base of San Gabriel Mts. (1920); W fork San Gabriel River (1921)
Primulaceae	Primrose Family						
Adrosace elongata ssp. acuta	California androsace		4	-		montane astal scrub.	Potential where habitat occurs
Legend							
Agency Lists							nt Society (CNPS) Lists
FE Federally Listed as	_	State Listed	_	-	1A	Presumed extin	
FT Federally Listed as		State Listed		ened	1в	Rare, threatened their range.	d, or endangered throughout
FSC Federal Special Co. FPE Federally Proposed	_	State Candio Endangered			2	-	d, or endangered in
FPT Federally Proposed	_	State Candid			2		more common in other
FPD Federally Proposed		Threatened				states.	
		State Protec	ted		3	Plant species for	r which additional
		State Fully 1	Protected				needed before rarity can be
		State Rare				determined.	and attaches at a sign of the sign
		California S Species	pecial Cor	ncern	4	(i.e., naturally r	ted distribution in California are in the wild), but whose not appear to be susceptible
Riological Resources Assess	emant					Son	Dimas Canyon/San Antonio Wash

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANTS Scientific Name Common Name		Agency Listing Status	CNPS Listing Status	Preferred Habitat	Location
Rubiaceae	Madder Family	Status	Status	Treferred Habitat	Location
Galium grande	San Gabriel bedstraw	FSC	Ів	Cismontane woodland, chaparral, broadleafed upland forest, lower montane coniferous forest, open chaparral and low open oak forest, on rocky slopes.	Near Chantry Flat and also near upper Winter Creek trailhead (1979); Sawpit Cyn. (1910); between Monrovia Cyn. and Fish Cyn. (1919); Chantry Flat (1985)
Saxifragaceae	Saxifrage Family				
Boykinia rotundifolia	round-leaved boykinia		4	Chaparral, riparian woodland, streambanks.	Potential where habitat occurs
Scrophulariaceae	Figwort Family				
Castilleja gleasonii	Mount Gleason Indian paintbrush	FSC, SR	1в	Lower montane coniferous forest, open flats or slopes with granitic soil, restricted to San Gabriel Mts.	Potential where habitat occurs
Fremontodendron mexicanum	Mexican flannelbrush	FE, SR	1в	Closed-cone coniferous forest, chaparral, cismontane woodland, creeks or dry cyns., gabbro soils.	Potential where habitat occurs

Legend

reg	enu enu				
Age	ncy Lists			Calif	fornia Native Plant Society (CNPS) Lists
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1 _A	Presumed extinct in California.
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout
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Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VASCULAR PLANTS		Agency CNPS Listing Listing				
Scientific Name	Common Name	Status	Status	Preferred Habitat	Location	
ANGIOSPERMS (Mono	ocotyledons)	•				
Liliaceae	Lily Family					
Brodiaea filifolia	thread-leaved brodiaea	FT, SE	1в	Sage scrub, valley/foothill grassland, cismontane woodland; vernal pools (clay soils).	Glendora, 1 mi. N of Goddard Jr. High School (1991); San Dimas, between Wildwood and Morgan Cyns (1990)	
Calochortus clavatus var. gracilis	slender mariposa lily	FSC	1в	Chaparral, especially in foothill cyns.; generally found in shade.	Evey Cyn., just W of jct w/ San Antonio Cyn. (1959); W fork of San Gabriel River	
Calochortus palmeri var. palmeri	Palmer's mariposa lily	FSC	1в	Meadows, vernally moist places in chaparral and yellow pine forest at elevation from 3,500 to 6,500 ft.	Potential where habitat occurs	

Legend

Age	Agency Lists			California Native Plant Society (CNPS) Lists		
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1 _A	Presumed extinct in California.	
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout	
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.	
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in	
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other	
FPD	Federally Proposed for Delisting		Threatened		states.	
		SP	State Protected	3	Plant species for which additional	
		SFP	State Fully Protected		information is needed before rarity can be	
		SR	State Rare		determined.	
		CSC	California Special Concern	4	Species of limited distribution in California	
			Species		(i.e., naturally rare in the wild), but whose	
					existence does not appear to be susceptible	
					to threat.	

SENSITIVE SPECIES OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VASCULAR PLANTS Scientific Name	S Common Name	Agency Listing Status	CNPS Listing Status	Preferred Habitat	Location
Calochortus plummerae	Plummer's mariposa lily	FSC	Ів	Variety of Southern California plant commun- ities, including sage scrub, valley and foothill grassland, yellow pine forest; dry, rocky or sandy sites, granitic or alluvial soil; to 4,800 ft.	Near Evey Cyn. (1935); Claremont, Live Oak Cyn. (1928); Johnston Peak (1949); many other records on CNDDB
Calochortus weedii var. intermedius	intermediate flowered mariposa lily	FSC	1в	Chaparral, coastal scrub, valley and foothill grasslands.	On summit of hills near Rancho Santa Ana Botanic Garden (1927); Elephant Hill (1991)
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	FSC	4	Openings in chaparral, cismontane woodland, lower montane coniferous forest; below 5,500 ft.	Potential where habitat occurs
Lilium parryi	lemon lily	FSC	1в	Lower and upper montane coniferous forest, meadows and seeps, riparian forest, shady edges of streams.	USGS 7.5' Mt. Baldy quadrangle, location info suppressed by CNDDB (1993)

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Age	Agency Lists			California Native Plant Society (CNPS) Lists		
FE	Federally Listed as Endangered	SE	State Listed as Endangered	1A	Presumed extinct in California.	
FT	Federally Listed as Threatened	ST	State Listed as Threatened	1в	Rare, threatened, or endangered throughout	
FSC	Federal Special Concern Species	SCE	State Candidate for		their range.	
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in	
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other	
FPD	Federally Proposed for Delisting		Threatened		states.	
		SP	State Protected	3	Plant species for which additional	
		SFP	State Fully Protected		information is needed before rarity can be	
		SR	State Rare		determined.	
		CSC	California Special Concern	4	Species of limited distribution in California	
			Species		(i.e., naturally rare in the wild), but whose	
					existence does not appear to be susceptible	
					to threat.	

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VASCULAR PLANT	Agency CNPS Listing Listing				
Scientific Name	Common Name	<u>Status</u>	Status	Preferred Habitat	Location
Poaceae	Grass Family				
Calamagrostis densa	dense reedgrass	FSC	1в	On dry hills in chaparral and coniferous forests on gabbroic soils and disturbed sites between 1,300 and 4,000 ft.	Potential where habitat occurs
Muhlenbergia californica	California muhly		1в	Coastal sage, chaparral, lower montane coniferous forest, meadows near streams or seeps.	Red Hill, E of Upland (1916); Mt. Lowe (1899)

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Age	Agency Lists			California Native Plant Society (CNPS) Lists		
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FSC	Federal Special Concern Species	SCE	State Candidate for		their range.	
FPE	Federally Proposed as Endangered		Endangered	2	Rare, threatened, or endangered in	
FPT	Federally Proposed as Threatened	SCT	State Candidate for		California, but more common in other	
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		SP	State Protected	3	Plant species for which additional	
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		CSC	California Special Concern	4	Species of limited distribution in California	
			Species		(i.e., naturally rare in the wild), but whose	
					existence does not appear to be susceptible	
					to threat.	

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

INVERTEBRATES Scientific Name	Common Name	Agency Listing	Preferred Habitat	Location
Scientific Name	Common Name	Status	1 referred Habitat	Location
Order Coleoptera	Beetles			
Paleoxenus dohrni	Dohrn's elegant eucnemid beetle	FSC	Transition zone forests, higher elevations, on incense cedar.	Potential where habitat occurs
Order Lepidoptera	Butterflies and Mo	ths		
Incisalia mossii hikupa	San Gabriel Mountains elfin butterfly	FSC	Rocky outcrops, cliffs where stonecrop grows.	Potential where habitat occurs
Plejebus saepiolus	San Gabriel Mountains blue butterfly	FSC	Forest openings, at streamsides, in meadows and alpine fell-fields, from cool coastal areas to upper elevations of the California mountain ranges.	Potential where habitat occurs
Order Trichoptera	Caddisflies			
Diplectrona californica	California diplectron caddisfly	FSC	Streams, lakes, and ponds.	Potential where habitat occurs

Legend

Age	ncy	Lists

FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
FPE	Federally Proposed as Endangered	SCT	State Candidate for Threatened
FPT	Federally Proposed as Threatened	SP	State Protected
FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

	EBRATES entific Name	Common Name	Agency Listing Status	Prefe	erred Habitat	Location
	mine i ame	Common Name	Status		arca mabitat	Location
FISH						
Cyprir	nidae	Minnow Family				
Gila or	rcutti	arroyo chub	CSC	Slow water sect mud or sand sul	ions of streams with bstrates.	E fork of San Gabriel River and Cattle Cyn. Creek (1999); N & W forks San Gabriel River, also Big Mermaids Cyn. Creek and Bear Creek (1999)
Rhinici ssp.3	hthys oscultus	Santa Ana speckled dace	FSC, CSC	with summer w	nent flowing streams ater temperatures of 17 w cobble and gravel.	Potential where habitat occurs
Catost	omidae	Sucker Family				
Catosto	omus santaanae	Santa Ana sucker	FPT	Sand, rubble, bo clear water; feed	oulder bottoms; cool, d on algae.	East fork of San Gabriel River and Cattle Cyn. Creek (1999); N & W forks San Gabriel River, also Big Mermaids Cyn. Creek and Bear Creek (1999); Fish Cyn (1986)
AMPHI	IBIANS					
Salama	andridae	Newt Family	•			
Tarich	a torosa torosa	coast range newt	CSC	Moist woodland	ds.	Potential where habitat occurs
Legency Agency	y Lists					
FE FT	Federally Listed Federally Listed			SE ST	State Listed as Endange State Listed as Threaten	
FSC	Federal Special (SCE	State Candidate for End	
FPE		sed as Endangered		SCT	State Candidate for Three	•
FPT		sed as Threatened		SP	State Protected	
FPD	Federally Propos			SFP	State Fully Protected	
				SR CSC	State Rare California Special Conc	ern Species
Riologica	al Resources Assess	mant			Sar	n Dimae Canyon/San Antonio Was

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

	Agency		
Common Name	<u>Status</u>	Preferred Habitat	Location
Lungless Salamane	der Family	y	
yellow-blotched salamander	CSC	Coniferous habitats, montane hardwood habitats, and mixed chaparral.	Potential where habitat occurs
Spadefoot Toad Fa	mily		
western spadefoot	FSC, CSC, SP	Prefers relatively open areas in lowland grasslands, chaparral, and pine-oak woodlands, areas of sandy or gravelly soil in alluvial fans, washes, and floodplains.	Potential where habitat occurs
True Toads			
arroyo southwestern toad	FE, CSC, SP	Washes/streams, sandy banks, grown to willows, cottonwoods or sycamores; riparian habitats of semi-arid areas, small cobbly streambeds.	Potential where habitat occurs
True Frog Family			
California red- legged frog	FT, CSC, SP	Humid forests, woodlands, grasslands and streamsides, especially where cattails and other plants provide good cover.	Potential where habitat occurs
foothill yellow- legged frog	FSC, CSC, SP	Stream, river of woodland, chaparral and forest.	Potential where habitat occurs
mountain yellow- legged frog	FPE, CSC, SP	Sunny riverbanks, meadows, streams, isolated pools, lake borders.	Potential where habitat occurs
as Endangered as Threatened Concern Species sed as Endangered sed as Threatened sed for Delisting		ST State Listed as Threaten SCE State Candidate for End SCT State Candidate for Thre SP State Protected SFP State Fully Protected SR State Rare	ed angered eatened
	Lungless Salamane yellow-blotched salamander Spadefoot Toad Fa western spadefoot True Toads arroyo southwestern toad True Frog Family California red- legged frog foothill yellow- legged frog mountain yellow- legged frog as Endangered as Threatened Concern Species ed as Endangered ed as Threatened	Common Name Listing Status Lungless Salamander Family yellow-blotched salamander Spadefoot Toad Family western spadefoot FSC, CSC, SP True Toads arroyo FE, CSC, SP True Frog Family California red-legged frog FT, CSC, SP foothill yellow-legged frog FSC, CSC, SP mountain yellow-legged frog FPE, CSC, SP mountain yellow-legged frog FPE, CSC, SP as Endangered as Threatened Concern Species ed as Endangered sed as Threatened concern Species ed as Endangered sed as Threatened	Common Name Listing Status Preferred Habitat Lungless Salamander Family CSC Coniferous habitats, montane hardwood habitats, and mixed chaparral. Spadefoot Toad Family FSC, CSC, SP Prefers relatively open areas in lowland grasslands, chaparral, and pine-oak woodlands, areas of sandy or gravelly soil in alluvial fans, washes, and floodplains. True Toads FE, CSC, southwestern toad SP Washes/streams, sandy banks, grown to willows, cottonwoods or sycamores; riparian habitats of semi-arid areas, small cobbly streambeds. True Frog Family California redlegged frog FT, CSC, SP Humid forests, woodlands, grasslands and streamsides, especially where cattails and other plants provide good cover. foothill yellowlegged frog FSC, CSC, SP Stream, river of woodland, chaparral and forest. mountain yellowlegged frog FPE, CSC, SP Sunny riverbanks, meadows, streams, isolated pools, lake borders. as Endangered as Threatened Concern Species ed as Endangered ed as Endangered ed as Threatened Concern Species SE State Listed as Endange of the Candidate for Threatened ST State Candidate for Threatened ST State Candidate for Threatened Concern Species ed as Threatened ed for Delisting SP State Protected SR State Rare

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

<u>VERTEBRATES</u>		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
REPTILES				
Emydidae	Box and Water Tu	ırtle Fami	ly	
Clemmys marmorata pallida	southwestern pond turtle	FSC, CSC, SFP	Ponds, marshes, rivers, streams, irrigation ditches.	Azusa and Glendora quads (1992), location suppressed; San Gabriel River and Brown's Gulch (1995)
Gekkonidae	Gecko Family			
Coleonyx variegatus abbotti	San Diego banded gecko	FSC	Rocky tracts, cyn. walls, and sand dunes in deserts and semi-arid areas.	Potential where habitat occurs
Xantusiidae	Night Lizard Fami	ily		
Xantusia riversiana	island night lizard	FT, SP	Coastal strand, sand dunes, chaparral and woodlands.	Potential where habitat occurs
Iguanidae	Iguanid Lizard Fa	mily		
Phrynosoma coronatum blainvillei	San Diego coast horned lizard	FSC, CSC, SP	Valley-foothill hardwood, conifer, and riparian habitats, pine-cypress, juniper and annual grassland habitats below 6,000 ft., open country, especially sandy areas, washes, flood plains, and windblown deposits.	Top of Mt. Wilson (197X); 0.5 mi W of Santa Anita Cyn. (197X); Thompson Creek (197X); Eaton Cyn. Park (1969); Heaton Flat, E fork of San Gabriel River
Phrynosoma coronatum frontale	California horned lizard	CSC, SP	Scrubland, grassland, coniferous forest, broad-leaf woodlands.	Potential where habitat occurs
Legend Agency Lists FE Federally Listed FT Federally Listed	-		SE State Listed as Endanger ST State Listed as Threaten	
•	Concern Species		SCE State Candidate for Enda	
FPE Federally Propo	sed as Endangered		SCT State Candidate for Three	•
FPT Federally Propo	sed as Threatened		SP State Protected	

Biological Resources Assessment PCR Project Team

FPD

Federally Proposed for Delisting

San Dimas Canyon/San Antonio Wash November 2000

SFP

SR

CSC

State Fully Protected

California Special Concern Species

State Rare

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

VERTEBRATES		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
Teiidae	Whiptail Lizard F	amily		
Cnemidophorus hyperythrus beldingi	Belding's orange- throated whiptail	FSC, CSC, SP	Valley-foothill hardwood forests, valley-foothill/hardwood conifer, mixed conifer, and desert scrub habitats.	Potential where habitat occurs
Cnemidophorus tigris multiscutatus	coastal western whiptail	FSC	Arid and semi-arid desert to open woodlands, where vegetation is sparse.	Potential where habitat occurs
Anniellidae	Legless Lizard Far	nily		
Anniella pulchra pulchra	silvery legless lizard	CSC	Several habitats but especially in coastal dune, valley-foothill, chaparral, and coastal scrub habitats.	Potential where habitat occurs
Boidae	Boa Family			
Charina bottae umbratica	southern rubber boa	FSC, ST, SP	Grassland, broken chaparral, woodland and forest, under rock bark of dead trees.	Potential where habitat occurs
Colubridae	Colubrid Snake Fa	mily		
Diadophis punctatus modestus	San Bernardino ring-neck snake	FSC	Open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	Big Dalton Cyn. and Glendora Mtn. Rd.
Lampropeltis zonata parvirubra	San Bernardino mountain kingsnake	FSC, CSC	Moist woods, coniferous forests, woodland and chaparral.	Glendora, San Dimas, Little Dalton Cyn., and Big Dalton Cyn.

Legend

Agen	cy Lists		
FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
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FPT	Federally Proposed as Threatened	SP	State Protected
FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

SENSITIVE SPECIES OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VERTE	BRATES		Agency Listing		
Scie	ntific Name	Common Name	Status Status	Preferred Habitat	Location
Lampro pulchra	peltis zonata	San Diego mountain kingsnake	FSC, CSC, SP	Moist woods, coniferous forests, woodland and chaparral.	Glendora, San Dimas, Little Dalton Cyn., and Big Dalton Cyn.
Salvado virgulte	r hexalepis a	coast patch-nosed snake	FSC, CSC	Coastal chaparral, desert scrub, washes, sandy flats, and rocky areas. Barren creosote bush desert flats. Sagebrush semi-deserts; sea level to 7,000 ft.	Potential where habitat occurs
Thamno hammor	•	two-striped garter snake	FSC, CSC, SP	Riparian and freshwater marshes with perennial water.	San Gabriel River below Morris Dam (1995)
BIRDS					
Ardeida	ie	Heron, Egret, and I	Bittern F	amily	
Ixobryci hesperis	hus exilis	western least bittern	CSC	Emergent wetlands of cattails and tules.	Potential where habitat occurs
Phalacrocoracidae Cormorant Family		Cormorant Family			
Phalacr	Phalacrocorax auritus double-crested cormorant CSC		CSC	Coasts, bays, lakes, and rivers.	Potential where habitat occurs
Accipit	ridae	Hawks, Kites, Harr	iers and	Eagle Family	
Accipite	r cooperi	Cooper's hawk	CSC	Open woodlands especially riparian woodland.	Potential where habitat occurs
Accipite	hawk other scrublands; prefers riparian		Woodlands; forages over chaparral and other scrublands; prefers riparian habitats and N-facing slopes, with plucking perch sites.	Potential where habitat occurs	
Legend					
Agency	Lists				
FE	Federally Listed	_		SE State Listed as Endang	
FT Federally Listed as Threatened				ST State Listed as Threate	
	Federal Special (_		SCE State Candidate for English Candidate for The	_
		ed as Endangered ed as Threatened		SCT State Candidate for The SP State Protected	reatened
				SFP State Followers	
FPD Federally Proposed for Delistin		on to Douguis			
				SR State Rare	

SENSITIVE SPECIES OCCURRING OR POTENTIALLY OCCURRING WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

	<u> TEBRATES</u>		Agency Listing		
Sci	ientific Name	Common Name	<u>Status</u>	Preferred Habitat	<u>Location</u>
Aquilo	a chrysaetos	golden eagle	CSC, SFP	Mts., deserts, and open country; prefer to forage over grasslands, deserts, savannahs and early successional stages of forest and shrub habitats.	Big Dalton drainage area
Buteo	swainsoni	Swainson's hawk	ST	Plains, ranges, open hills, sparse trees.	Potential where habitat occurs
Circu	s cyaneus	northern harrier	CSC	Coastal salt marshes, freshwater marshes, grasslands, and agricultural fields; occasionally forages over open desert and brushlands.	Potential where habitat occurs
Elanu	s leucurus	white-tailed kite	SFP	Grasslands with scattered trees, near marshes, along highways.	Potential where habitat occurs
Halia leucod	eetus cephalus	bald eagle	FT, FPD, CSC, SE	Lakes, reservoirs, rivers, offshore islands, and some rangelands and coastal wetlands in Southern California.	Potential where habitat occurs
Pandi	ion haliaetus	osprey	CSC	Rivers, lakes, and coasts, mixed conifer.	Potential where habitat occurs
Falco	nidae	Falcon Family			
Falco	columbarius	merlin	CSC	Coastlines, wetlands, woodlands, agricultural fields, and grasslands.	Potential where habitat occurs
Falco	mexicanus	prairie falcon	CSC	Grasslands, savannahs, rangeland, agricultural fields, and desert scrub; often uses sheltered cliff ledges for cover.	Potential where habitat occurs
<u>Leger</u>	<u>ıd</u>				
Agen	cy Lists				
FE	•	d as Endangered		SE State Listed as Endange	
FT	-	d as Threatened		ST State Listed as Threater	
FSC Federal Special Concern Species FPE Federally Proposed as Endangered			SCE State Candidate for End	_	
FPE		osed as Endangered osed as Threatened		SCT State Candidate for Thr SP State Protected	catened
FPT FPD	•	osed as Threatened osed for Delisting		SP State Protected SFP State Fully Protected	
TT D	reactany rrope	osed for Delisting		SR State Rare	
				CSC California Special Conc	ern Species
				-	-

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

<u>VERTEBRATES</u>		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
Falco peregrinus anatum	American peregrine falcon	SE, SFP	Coastal estuaries, open country, cliffs to coasts. (Formerly FE)	Potential where habitat occurs
Phasianidae	Quail, Pheasant, a	nd Grouse	e Family	
Oreortyx picta	mountain quail	CSC	Found throughout state in major montane habitats. Found seasonally in open, brushy stands of conifer and deciduous forest and woodland, and chaparral.	Potential where habitat occurs
Cuculidae	Cuckoos and Road	lrunner F	amily	
Coccyzus americanus occidentalis	western yellow- billed cuckoo	SE	Riverine woodlands, thickets, and farms.	Near Cattle Cyn. (1931)
Strigidae	True Owl Family			
Asio otus	long-eared owl	CSC	Riparian and live oak woodlands.	Potential where habitat occurs
Athene cunicularia hypugea	burrowing owl	FSC, CSC	Dry grasslands, desert habitats, and open pinyon-juniper and ponderosa pine woodlands below 5,300 ft. Prefers berms, ditches, and grasslands adjacent to rivers, agricultural, and scrub areas.	
Strix occidentalis occidentalis	California spotted owl	CSC	Oak and oak-conifer habitats.	Potential where habitat occurs

Legend

Agen	cy Lists		
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FPT	Federally Proposed as Threatened	SP	State Protected
FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

<u>VERTEBRATES</u>		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
Apodidae	Swift Family			
Chaetura vauxi	Vaux's swift	CSC	Redwood and douglas fir habitats.	Big Dalton Cyn. area (1993)
Cypseloides niger	black swift	CSC	Steep, rocky, often moist cliffs and crevice or caves on sea cliffs, deep cyns.	Sturtevant Falls, Santa Anita Cyn. (1986); Wolfskill Falls, near Mt. Baldy (1986).
Tyrannidae	Tyrant Flycatcher	Family		
Empidonax traillii	willow flycatcher	SE	Wet meadow and montane riparian habitats, river valleys and large mt. meadows.	Potential where habitat occurs
Empidonax traillii extimus	southwestern willow flycatcher	FE	Low elevational sites: Riparian woodlands that contain water and low growing willow thickets. High elevational sites: Large, flat, wet meadows that contain patches of willow trees.	Potential where habitat occurs
Alaudidae	Lark Family			
Eremophila alpestris actia	California horned lark	CSC	Open habitats, grasslands along the coast, deserts near sea level to alpine dwarf shrub habitat, uncommonly in coniferous and chaparral habitats.	Potential where habitat occurs

Legend

Agency :	Lists	
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FE	Federally Listed as Endangered	SE	State Listed as Endangered
FT	Federally Listed as Threatened	ST	State Listed as Threatened
FSC	Federal Special Concern Species	SCE	State Candidate for Endangered
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FPD	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

<u>Vertebrates</u>		Agency Listing		
Scientific Name	Common Name	<u>Status</u>	Preferred Habitat	Location
Hirundinidae	Swallow Family			
Progne subis	purple martin	- CSC	Towns, farms, open or semi-open country.	Potential where habitat occurs
Riparia riparia	bank swallow	S T	Riparian and other lowland habitats west of the desert.	Potential where habitat occurs
Troglodytidae	Wren Family			
Campylorhynchus brunneicapillus couesi	coastal cactus wren	CSC	Coastal sage scrub, vegetation with thickets of prickly pear or cholla cactus.	
Muscicapidae	Kinglets, Gnatcatchers, Thrushes, and Babbler Family			
Polioptila californica californica	California gnatcatcher	FT, CSC	Coastal sage scrub vegetation below 2,500 ft. in Riverside County and generally below 1,000 ft. along coastal slopes; generally avoids steep slopes and dense vegetation for nesting.	Arcadia (1928); Indian Hill, Claremont (1918); near Bio Field Station/Rancho Santa Ana Botanic Garden (1994)
Laniidae	Shrike Family			
Lanius ludovicianus	loggerhead shrike	FSC, CSC	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.	Potential where habitat occurs

Legend - Lists

E	Federally Listed as Endangered	SE	State Listed as Endangered
Т	Federally Listed as Threatened	ST	State Listed as Threatened
SC	Federal Special Concern Species	SCE	State Candidate for Endangered
PE	Federally Proposed as Endangered	SCT	State Candidate for Threatened
PT	Federally Proposed as Threatened	SP	State Protected
D	Federally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VERTEBRATES		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
Vireonidae	Vireo Family			
Vireo bellii pusillus	least Bell's vireo	FE, SE	Perennial and intermittent streams with low, dense riparian scrub and riparian woodland habitats below 2,000 ft.; nests primarily in willows and forages in the riparian and occasionally in adjoining upland habitats. Associated with willow, cottonwood, and mule fat.	Mouth of Fish Cyn. (1974); mouth of Tassel Cyn. (1975)
Emberizidae	Wood Warblers, T	anagers,	Buntings, and Blackbird Family	
Agelaius tricolor	tricolored blackbird	FSC, CSC	Freshwater marshes and riparian scrub.	Potential where habitat occurs
Aimophila ruficeps canescens	Southern California (ashy) rufous-crowned sparrow	FSC, CSC	Generally, steep, rocky areas within coastal sage scrub and chaparral, ofter with scattered bunches of grass; prefer relatively recently burned areas.	
Amphispiza belli	Bell's sparrow	FSC, CSC	Dense, dry chamise chaparral and coastal slopes of coastal sage scrub.	Potential where habitat occurs
Dendroica petechia brewsteri	yellow warbler	CSC	Riparian woodlands, montane chaparral, and mixed conifer habitats.	Big Dalton Cyn. (1993)
Icteria virens	yellow-breasted chat	CSC	Riparian woodlands with a thick understory.	Potential where habitat occurs
Piranga rubra	summer tanager	CSC	Desert riparian areas dominated by cottonwoods and willows.	Potential where habitat occurs
FT Federally Liston FSC Federal Special FPE Federally Prop FPT Federally Prop	ed as Endangered ed as Threatened al Concern Species cosed as Endangered cosed as Threatened cosed for Delisting		SE State Listed as Endang ST State Listed as Threate SCE State Candidate for En SCT State Candidate for Th SP State Protected SFP State Fully Protected SR State Rare	ned dangered reatened
Riological Resources Asse			CSC California Special Con	cern Species

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

VERTEBRATES		Agency Listing		
Scientific Name	Common Name	Status	Preferred Habitat	Location
Vermivora virginiae	Virginia's warbler	CSC	Arid, shrubby, mixed conifer, pinyon- juniper, montane chaparral	Recent record (no date) of a pair successfully breeding near Blue Ridge
MAMMALS				
Phyllostomidae	Leaf-Nosed Bat Fa	mily		
Macrotus californicu	s California leaf- nosed bat	FSC, CSC	Desert riparian, desert wash, desert scrub, desert succulent shrub, alkali desert scrub, and palm oasis. Roosts in tunnels, caves and possible buildings and bridges.	Potential where habitat occurs
Vespertilionidae	Evening Bat Famil	ly		
Antrozous pallidus	pallid bat	CSC	Nests in dry, rocky habitats/caves, crevices in rocks, arid habitats including deserts, chaparral, and scrublands.	Potential where habitat occurs
Corynorhinus (Plecotus) townsendi pallescens	pale big-eared bat	CSC	Caves, tunnels, or other structures for roosting, vegetation and mesic edges for feeding, extremely sensitive to roosting site disturbance, maternity roosts are in warm places.	Potential where habitat occurs
Corynorhinus (Plecotus) townsendi townsendii	Townsend's big- eared bat	FSC, CSC	Caves, mine tunnels, and buildings.	Potential where habitat occurs
<u>Legend</u> Agency Lists				
	ed as Endangered		SE State Listed as Endange	
•	•		ST State Listed as Threatened SCE State Candidate for Endangered	
FPE Federally Proposed as Endangered			SCT State Candidate for Threatened	
	oosed as Threatened		SP State Protected	
FPD Federally Prop	osed for Delisting		SFP State Fully Protected	
			SR State Rare CSC California Special Conc	ern Species

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

	Agency		
Common Name	Status Status	Preferred Habitat	Location
small-footed bat	FSC, CSC	Primarily found in relatively arid wooded and brushy uplands near water from sea level to 8,900 ft.	Potential where habitat occurs
long-eared bat	FSC, CSC	Occurs along entire coast.	Potential where habitat occurs
Fringed myotis	FSC	Grassland/oak savannah, cottonwood-willow woodland, riparian scrub, oak woodland, open riverbed and bank.	Potential where habitat occurs
long-legged myotis	FSC	Most common in woodland and forest habitats above 4,000 ft.; also forages in chaparral, coastal scrub, shrub habitats from sea level to 11,400 ft.	Potential where habitat occurs
Yuma myotis	FSC, CSC	-	
Free-Tailed Bat Fa	mily		
western mastiff bat	FSC, CSC	Primarily arid lowlands, especially deserts. Open, semi-arid to arid habitats including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban.	Potential where habitat occurs
Hares and Rabbit l	Family		
San Diego black- tailed jackrabbit	FSC, CSC	Open brushlands and scrub habitats between sea level and 4,000 ft.	Potential where habitat occurs
FE Federally Listed as Endangered FT Federally Listed as Threatened FSC Federal Special Concern Species FPE Federally Proposed as Endangered FPT Federally Proposed as Threatened FPD Federally Proposed for Delisting		ST State Listed as Threaten SCE State Candidate for Enda SCT State Candidate for Thre SP State Protected SFP State Fully Protected SR State Rare	ed angered eatened
	small-footed bat long-eared bat Fringed myotis long-legged myotis Yuma myotis Free-Tailed Bat Fa western mastiff bat Hares and Rabbit I San Diego black- tailed jackrabbit d as Endangered d as Threatened Concern Species osed as Endangered osed as Threatened	common Name Status small-footed bat FSC, CSC long-eared bat FSC, CSC Fringed myotis FSC long-legged myotis FSC Yuma myotis FSC, CSC Free-Tailed Bat Family western mastiff bat FSC, CSC Hares and Rabbit Family western mastiff bat FSC, CSC CSC CSC Free-Tailed Bat Family western mastiff bat FSC, CSC CSC CSC Tree-Tailed Bat Family western mastiff bat FSC, CSC CSC Tree-Tailed Bat Family western mastiff bat FSC, CSC CSC Threatened FSC, CSC Threatened Concern Species seed as Endangered d as Threatened Concern Species seed as Threatened Threatened	Status

SENSITIVE SPECIES

OCCURRING OR POTENTIALLY OCCURRING

WITHIN THE PROPOSED SAN DIMAS CANYON/SAN ANTONIO WASH SEA

(CONTINUED)

<u>VERTEBRATES</u>	G N	Agency Listing	D 6 1W14	
Scientific Name	Common Name	Status	Preferred Habitat	Location
Heteromyidae	Pocket Mice and K	angaroo l	Rat Family	
Chaetodipus fallax	San Diego pocket mouse	FSC, CSC	Sandy herbaceous areas, usually in association with rocks or coarse gravel, sagebrush, scrub, annual grassland, chaparral and desert scrubs.	Historic records from alluvial scrub areas near lower San Antonio Creek
Dipodomys merriami parvus	San Bernardino Merriam's kangaroo rat	FE, CSC	Alluvial fan scrub.	Potential where habitat occurs
Perognathus longimembris brevinasus	Los Angeles pocket mouse	FSC, CSC	Coastal sage scrub, and grasslands, desert cactus, creosote bush and sagebrush habitats.	Potential where habitat occurs
Muridae	Mice, Rats, and Vo	le Family	7	
Neotoma lepida intermedia	San Diego desert woodrat	FSC, CSC	Chaparral, coastal sage scrub, and pinyon-juniper woodland.	Several records from different localities in San Gabriel Cyn. and Azusa
Onychomys torridus ramona	southern grasshopper mouse	FSC, CSC	Grasslands, desert areas, especially scrub with friable soils.	Potential where habitat occurs
Procyonidae	Raccoon Family			
Bassariscus astutus octarus	ringtail cat	SFP	Mixture of forest and shrublands in close association with rocky areas or riparian habitats.	Historic records from numerous cyns. including San Dimas and San Gabriel

Legend

FE Fede	rally Listed as Endangered	SE	State Listed as Endangered
T Fede	rally Listed as Threatened	ST	State Listed as Threatened
sc Fede	ral Special Concern Species	SCE	State Candidate for Endangered
PE Fede	rally Proposed as Endangered	SCT	State Candidate for Threatened
т Fede	rally Proposed as Threatened	SP	State Protected
D Fede	rally Proposed for Delisting	SFP	State Fully Protected
		SR	State Rare
		CSC	California Special Concern Species

Biological Resources Assessment PCR Project Team San Dimas Canyon/San Antonio Wash November 2000

9. REGIONAL BIOLOGICAL VALUE

The proposed San Dimas Canyon/San Antonio Wash SEA meets several SEA designation criteria that consider regional biological values. Each criterion and how it is met or why not is described below.

Criterion A: The Habitat of Core Populations of Endangered or Threatened Plant or Animal Species.

Although the proposed SEA contains rare plant populations, it does not contain a core population of a listed species and therefore does not meet this criterion.

Criterion B: On a Regional Basis, Biotic Communities, Vegetative Associations, and Habitat of Plant or Animal Species that are either Unique or are Restricted in Distribution.

The proposed SEA contains habitat of the extremely rare rock monardella. In addition, several plant communities within this SEA are CDFG highest inventory priority communities due to their restricted distribution in the Southern California region, including: walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and alluvial fan scrub.

Criterion C: Within Los Angeles County, Biotic Communities, Vegetative Associations, and Habitat of Plant or Animal Species that are either Unique or are Restricted in Distribution.

All of the plant communities and habitats mentioned above as being restricted in distribution on a regional basis are also restricted in distribution within Los Angeles County.

Criterion D: Habitat that at some point in the Life Cycle of a Species or Group of Species, Serves as Concentrated Breeding, Feeding, Resting, or Migrating Grounds and is Limited in Availability either Regionally or in Los Angeles County.

The major canyons within this SEA support well developed and diverse riparian woodlands, as well as a source of water for most, if not all, of the year. These represent important stopover and overwintering areas for a wide variety of migratory birds, as well as essential habitat for resident species. These canyons also support

seasonal and more frequent movement for wide-ranging mammals which must move over large areas to fulfill their habitat requirements.

Criterion E: Biotic Resources that are of Scientific Interest because they are either an Extreme in Physical/Geographical Limitations, or Represent Unusual Variation in a Population or Community.

The proposed SEA does not contain biotic resources that are clearly an extreme in physical/geographical limitations, or represent unusual variation in a population or community and therefore does not meet this criterion.

Criterion F: Areas that would Provide for the Preservation of Relatively Undisturbed Examples of the Original Natural Biotic Communities in Los Angeles County.

Virtually all of the native biotic communities within this SEA are relatively undisturbed over most of their extent. As such, and because urbanization throughout much of Los Angeles County's foothill regions has removed large expanses of these communities, those in the San Dimas Canyon/San Antonio Wash SEA are particularly important to the County's natural heritage.

10. RECOMMENDED MANAGEMENT PRACTICES

Proposed new development within the proposed Puente Hills SEA should be designed to be highly compatible with the continued ecological function of the component biological resources described above; retention of existing natural biotic resources should be ensured. Although a comprehensive evaluation of all possible future land uses within this SEA cannot be made here, a general approach is outlined below and is recommended for use on a project specific basis. In order to preserve the integrity of the SEA, the proposed comprehensive management practices described in the Los Angeles County SEA Update Study 2000 Background Report are recommended. These practices address:

- Core habitat
- Habitat linkages and wildlife corridors
- Fire management
- Public access and recreation

- Infrastructure
- Wetlands, riparian habitats, and streambeds
- Non-riparian/upland woodlands

In addition to the comprehensive management practices the following proposed management practices are recommended specifically for the proposed San Dimas Canyon/San Antonio Wash SEA:

- Maintain the habitat of core populations of extremely rare species including rock monardella.
- Retain rare communities with adequate buffers so as to allow for the long term viability
 and integrity of plant communities as a whole. Rare communities include: oak woodland,
 walnut woodland, oak riparian woodland, southern willow scrub, coastal sage scrub, and
 alluvial fan scrub.

Additionally, proposed development should be reviewed when required by federal, state, or local laws before implementing plans which may impact biotic resources and/or sensitive species. Potential impacts to listed species or wetland areas require permitting in accordance with applicable laws.

11. SOURCES

Baskin, J.N. and T.R. Haglund, T.R. 1995. Distribution and Abundance of Native Fishes, Southwestern Pond Turtles and Two-Striped Garter Snakes Below Morris Dam and in Brown's Gulch, San Gabriel River Canyon. San Marino Environmental Associates, San Marino, California. 45 pp.

Planning Consultants Research. 1995. *Biological Assessment for the Big Dalton Dam Modification Project*, Santa Monica, California.

Stephenson, J.R. and G.M. Calcarone. 1999. Southern California Mountains and Foothills Assessment: Habitat and Species Conservation Issues. General Technical Report GTR-PSW-172. Albany, CA: Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture; 402 pp.

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MEMORANDUM

Date:

January 27, 2011

To:

Tammy Seale, PMC

From:

Chris Gray - Fehr & Peers

Subject:

SCAG Travel Model Data for San Dimas

IE11-0079

The purpose of this memorandum is to summarize data related to population and employment for the City of San Dimas, as currently contained in the Southern California Association of Governments (SCAG) Regional Travel Demand Model. The following information is included in this memorandum:

- Background information on the SCAG Travel Demand Model
- Background on using the SCAG Travel Demand Model
- Discussion of land use categories in the SCAG Model
- Description of Traffic Analysis Zones in the SCAG Travel Demand Model corresponding to San Dimas
- Our review of the SCAG travel demand land use data for the San Dimas zones
- Summary of Existing and Future land use data in the SCAG Model for San Dimas
- VMT Forecasts for Existing and Forecast Years for Community Emissions

Additional information regarding each of these items is provided below.

BACKGROUND INFORMATION ON THE SCAG TRAVEL DEMAND MODEL

The SCAG Travel Demand Model is used in a variety of planning and engineering studies throughout the Southern California Region. The main components of the model include:

- Land use data by Traffic Analysis Zone (TAZ)
- Roadway networks including freeways and most major roadways within the SCAG Region
- Transit networks including bus and rail lines

This information is available for 2003 and 2035. 2003 represents the Base Year or the Existing Year when development of the SCAG model initially began. 2035 represents the forecast year and is the same year as the Regional Transportation Plan (RTP) and other long-range planning documents.

The 2035 forecast of the SCAG Travel Demand Model is a standard BAU (Business As Usual) forecast accounting for the RTP planning projects. The 2035 data is derived through an extensive process using various data sources and supplemented through meetings with the local jurisdictions. The process through which 2035 data is generated can be described as follows:

- SCAG first obtains regional and countywide control totals related to population and employment from various sources including the Department of Finance and other agencies.
- SCAG allocates this growth to regions and sub-regions within Southern California. As an example, SCAG may determine that Los Angeles County is anticipated to grow by 20% in terms of population and 10% in terms of employment by 2035.
- SCAG employs their own demographic models to allocate this growth to various city and county regions. Much of this demographic analysis is focused on population age, income levels, and other related items to provide the detailed data that is required. One aspect of these models is that the population progresses through its life cycle as they are born, age, and then pass away throughout their life span.
- SCAG then coordinates with local jurisdictions, Councils of Governments, transportation agencies, and other stakeholders to ensure that their forecasts are reasonable. For some jurisdictions, locally produced demographic forecasts are used to replace or update the SCAG forecasts.

APPLICATION OF THE SCAG TRAVEL DEMAND MODEL

In this instance, we would be using the SCAG Model to develop estimates of vehicle miles traveled (VMT) for the City of San Dimas. A key input to the VMT estimates will be the land use data, particularly the citywide totals since we are estimating VMT for the City as a whole. Since we are not applying the model to forecast roadway and intersection volumes, we are less concerned about the distribution of land uses for each TAZ within the City. However, we are concerned with the distribution of land uses to those TAZ's on the boundaries of the City since it could affect the citywide total.

LAND USE CATEGORIES IN THE SCAG MODEL

The land use data for each TAZ includes the following information:

- Total number of persons
- Total number of households
- Total number of households with 1 resident, 2 residents, 3 residents, and 4+ residents
- Persons by age category (under 5 years, 5 through 17 years, 17 through 64 years, and over 65 years)

- Number of heads of households by age (18 through 24 years, 25 to 44 years, 45 to 64 years, and over 65 years)
- Number of household with 0, 1, 2 or 3 workers
- K-12 school enrollment
- College enrollment
- Total number of employees
- Total number of employees by industrial and wholesale uses (construction, agricultural, warehousing, and wholesale)
- Total number of employees by retail uses
- Total number of employees by service uses (office and public employees)

Please note that the SCAG model does not provide data based on non-residential land use such as square footage by various types of uses, acreage by use, or other similar data.

TRAFFIC ANALYSIS ZONES FOR SAN DIMAS

As shown in the attached graphic, there are 8 traffic analysis zones that lie entirely or partially within the City boundaries.

OUR REVIEW OF SAN DIMAS TAZ DATA

One final element of the analysis is a review of TAZ data to determine whether the Citywide totals provided by the SCAG Travel Demand Model are consistent with historic population and employment data. Our review focused on household data since that information is more readily available from sources such as the Decennial Census. Households are the primary determinant of VMT as opposed to population, which is why we focused on households related to residential uses.

An analysis of the available population data for the City of San Dimas indicates that the population data contained within the SCAG Travel Demand Model is slightly outside the range of available sources for comparable periods. The US Census estimates that the number of households in San Dimas was 12,030 in 2010, which is lower than the data contained in the SCAG Travel Demand Model for 2003. The SCAG Model data estimated that there were over 14,000 households in the City in 2003. In addition, in the employment data comparison that we conducted between the SCAG Travel Demand Model to the currently adopted SCAG RTP (year 2008), the SCAG TDM data is higher for year 2003 than the RTP 2008 model.

In the case of the City of San Dimas, there is a significant discrepancy of model input data in both household and employment for both year 2003 and 2035, which leads to the decision to adjust the 2008 and 2035 VMT data with an adjustment factor of -29% and -37.5%, respectively. As VMT is calculated based on household and employment, the final VMT adjustment factor is a weighted factor based on the ratio of households and employees.

City of San Dimas

Permit Activity Report (Short Version)

Permit Sub-Type: SNEW,

User Date (DATE_B): 01/01/2008 - 12/13/2011

Permit # B0612961 Applied: 07/17/2006 Issued: 01/0 Work: NEW 1351 SF SFR WITH 492 SF GARAGE, 150 SF POR Address: 202 ASHVALE DRIVE # Units: 1 Class: 101	CH AND 50 SF DECK WIT Sub-Type: SNEW City ID: SAND Status: FINALED Value: \$105,702.90 Total Fees: \$2,983.10
Names: SQ Ft: 2043 GILBERT ALCALA-ARCHITECT SMITH HOWARD	Balance Due: \$0.00 APPLICANT 951-737-9622 OWNER
Permit # B0714183 Applied: 08/22/2007 Issued: 04/2 Work: NEW SINGLE FAMILY HOME 2525 S Q. 987 S.F. GARA Address: 175 N ACACIA STREET # Units: 1 Class: 101 Names: SQ Ft: 3309 KAMRAN NIKBAKHT KAMRAN NIKBAKHT	
Permit # B0714399 Applied: 11/08/2007 Issued: 01/7 Work: BUILD NEW 3249 SF HOUSE, 604 SF GARAGE, 284 SF Address: 807 KLAMATH COURT # Units: 1 Class: 101 Names: SQ Ft: 4353	
HARTMAN BALDWIN INC HARDENBOL, IRENE L. HARTMAN BALDWIN INC	CONTRACTOR 909-621-6296 OWNER APPLICANT 909-621-6296
Permit # B0814589 Applied: 01/28/2008 Issued: 01/2 Work: NEW 1775 SF RESIDENCE WITH 441 SF ATTACHED G Address: 446 W SECOND STREET # Units: 1 Class: 101 Names: SQ Ft: 2516 HALL MEGAN AND CARRIE HALL MEGAN AND CARRIE	••
Permit # B0814612 Applied: 02/13/2008 Issued: 02/1 Work: NEW 7067 SF CUSTOM HOME WITH 790 SF GARAGE Address: 526 W GLADSTONE STREET # Units: 1 Class: 101 Names: SQ Ft: 7857 SIAPNO, EDUARDO B. & CHONLTHORN K. SIAPNO, EDUARDO B. & CHONLTHORN K.	•



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Permit # B0814614 Applied: 02/13/2008 Issued: 02/ Work: NEW 4329 SF HOUSE WITH 820 SF GARAGE, 99 SF F Address: 237 W BASELINE ROAD	15/2008 Final: 05/29/2009 Type: PORCH WITH ELECT, PLUM Sub-Type: City ID: SAND Status:	COMBO SNEW FINALED
# Units: 1 Class: 101	Value: \$442,764.91 Total Fees:	\$1,708.90
Names: SQ Ft: 5248	Balance Due:	\$0.00
KUMAR ASHA	OWNER	and defends to the control of 1985 (1996 - 1914 to the control of 1996 - 1914 to the control of 1986 to the contro
G M C GENERAL CONTRACTING AND PROPERTY DEVELOPM G M C GENERAL CONTRACTING AND PROPERTY DEVELOPM		
Permit # B0814638	25/2008 Final: Type:	COMBO
Work: NEW 842 SF GUEST HOUSE WITH 225 SF GARAGE A	AND 10 SF PORCH Sub-Type:	SNEW
Address: 1775 N SAN DIMAS CANYON ROAD	City ID: SAND Status:	ISSUED
# Units: 1 Class: 101	Value: \$88,416.33 Total Fees:	\$1,753.55
Names: SQ Ft: 1077	Balance Due:	\$0.00
STEVE EIDE ORNELAS HOLLY	APPLICANT 626-915-2303 OWNER	
,,	22/2008 Final: 04/07/2009 Type:	сомво
Work: 5695 SF CUSTOM HOME WITH 796 SF GARAGE, 320	•	SNEW
Address: 1608 CALLE CRISTINA	City ID: SAND Status:	FINALED
# Units: 1 Class: 101	Value: \$575,784.59 Total Fees:	\$6,140.56
Names: SQ Ft: 6941	Balance Due:	\$0.00
MUSTAPHA ALEX MUSTAPHA ALEX	OWNER 626-859-0222 APPLICANT 626-859-0222	
Permit # B0814762 Applied: 04/08/2008 Issued: 04/	10/2008 Final: 08/12/2009 Type:	сомво
Work: 2892 SF CUSTOM HOME, 588 SF GARAGE, 181 SF Po	•	SNEW
Address: 1615 N SAN DIMAS CANYON ROAD	City ID: SAND Status:	FINALED
# Units: 1 Class: 101	Value: \$299,872.16 Total Fees:	\$3,589.37
Names: SQ Ft: 3746	Balance Due:	\$0.00
BADE CONSTRUCTION CO INC	CONTRACTOR 626-574-7354	
BADE CONSTRUCTION CO INC	APPLICANT 626-574-7354	
BADE CONSTRUCTION	OWNER	
• •	15/2008 Final: Type:	COMBO
Work: REBUILD 3100 SF HOUSE (COMPLETE GUT AND RE	At 15	SNEW
Address: 745 N WALNUT AVENUE # Units: 1 Class: 101	City ID: SAND Status:	EXPIRED
00 % 4000	Value: \$329,587.00 Total Fees: Balance Due:	\$5,384.81 \$0.00
		Ψ0.00
CALLANDER EDMUND W	OWNER 909/599-4939	
FOOTHILL CONSTRUCTION CO	APPLICANT 626-335-7373	
FOOTHILL CONSTRUCTION CO	CONTRACTOR 626-335-7373	
•••	24/2008 Final: Type:	COMBO
Work: NEW 2796 SF TOWNHOUSE WITH 400 SF GARAGE A Address: 284 S SAN DIMAS AVENUE	AND 960 SF WORK SPACE Sub-Type: City ID: SAND Status:	SNEW
# Units: 1 Class: 101	Value: \$394,387.24 Total Fees:	\$7,225.88
Names: SQ Ft: 8872	Balance Due:	\$0.00
GROVE STATION LLC	OWNER	
	CONTRACTOR 909-373-8133	
WHELANDEUX MURAES INC.		
LIAM FOX HOMES INC LIAM FOX HOMES INC	APPLICANT 909-373-8133	

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PLANNER

Permit # B0814874 Applied: 05/19/2008 Issued: 07/2 Work: 2027 SF TOWNHOUSE WITH 400 SF GARAGE AND 40 Address: 346 S SAN DIMAS AVENUE # Units: 1 Class: 101 SQ Ft: 5906	.,	COMBO SNEW ISSUED \$5,539.88 \$0.00
WILLIAM FOX HOMES INC WILLIAM FOX HOMES INC GROVE STATION LLC	CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 OWNER	
Permit # B0814875 Applied: 05/19/2008 Issued: 07/: Work: 2047 SF TOWNHOUSE WITH 400 SF GARAGE, 491 SI Address: 364 S SAN DIMAS AVENUE # Units: 1 Class: 101 Names: SQ Ft: 5967 WILLIAM FOX HOMES INC WILLIAM FOX HOMES INC	24/2008 Final: Type: F WORK SPACE WITH ELE Sub-Type: City ID: SAND Status: Value: \$269,134.84 Total Fees: Balance Due: APPLICANT 909-373-8133 CONTRACTOR 909-373-8133	COMBO SNEW ISSUED \$5,577.79 \$0.00
GROVE STATION LLC Permit # B0814876 Applied: 05/19/2008 Issued: 07/2 Work: 2143 SF TOWNHOUSE WITH 400 SF GARAGE AND 54 Address: 316 S SAN DIMAS AVENUE # Units: 1 Class: 101 Names: SQ Ft: 6333	OWNER 24/2008 Final: Type: 49 SF WORK SPACE WITH Sub-Type: City ID: SAND Status: Value: \$284,953.66 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,763.69 \$0.00
GROVE STATION LLC WILLIAM FOX HOMES INC WILLIAM FOX HOMES INC CRAIG HENSLEY	OWNER APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 PLANNER	
Permit # B0814877 Applied: 05/19/2008 Issued: 07/19/2008 Applied: 05/19/2008 Issued: 07/19/2008 Issued: 07/1	24/2008 Final: Type: 25 SF WORK SPACE WITH Sub-Type: City ID: SAND Status: Value: \$281,796.67 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,774.23 \$0.00
WILLIAM FOX HOMES INC GROVE STATION LLC WILLIAM FOX HOMES INC	CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133	
Permit # B0814878 Applied: 05/19/2008 Issued: 07/. Work: 2195 SF TOWNHOUSE WITH 400 SF GARAGE AND 50. Address: 246 S SAN DIMAS AVENUE # Units: 1 Class: 101 Names: SQ Ft: 6497	69 SF WORK SPACE WITH Sub-Type: City ID: SAND Status: Value: \$292,252.54 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,913.31 \$0.00
GROVE STATION LLC WILLIAM FOX HOMES INC WILLIAM FOX HOMES INC	OWNER APPLICANT 909-373-8133 CONTRACTOR 909-373-8133	

	B0814879 Applied: 0
H 400 SF GARAGE AND 569 SF WORK SPACE WITH Sub-Type: S	
	216 S SAN DIMAS AVENUE 1 Class:
· · ·	SQ Ft:
OWNER APPLICANT 909-373-8133	STATION LLC FOX HOMES INC
CONTRACTOR 909-373-8133	FOX HOMES INC
05/19/2008 Issued: 07/24/2008 Final: Type: CO	B0814880 Applied: 0
1 400 SF GARAGE WITH ELECT, PLUMB, MECH AND Sub-Type: S	
•	228 S SAN DIMAS AVENUE
101 Value: \$163,491.16 Total Fees: \$3,90	1 Class:
3448 Balance Due: \$	SQ Ft:
CONTRACTOR 909-373-8133	FOX HOMES INC
APPLICANT 909-373-8133	FOX HOMES INC
OWNER	STATION LLC
05/19/2008 Issued: 07/24/2008 Final: Type: CO	B0814881 Applied: 0
H 400 SF GARAGE WITH ELECT, PLUMB, MECH AND Sub-Type: S	1541 SF TOWNHOUSE WITH
•	234 S SAN DIMAS AVENUE
***************************************	1 Class:
3482 Balance Due: \$	SQ Ft:
OWNER	STATION LLC
** - * * * * * * * * * * * * * * * * *	
APPLICANT 909-373-8133	FOX HOMES INC
	FOX HOMES INC FOX HOMES INC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO	FOX HOMES INC B0814882 Applied: 0.
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS	FOX HOMES INC B0814882 Applied: 0 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class:
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89	FOX HOMES INC B0814882 Applied: 0 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC STATION LLC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC BTATION LLC FOX HOMES INC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC BTATION LLC FOX HOMES INC B0814883 Applied: 0
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC BTATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC BTATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO H 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO H 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC BTATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class:
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$	FOX HOMES INC B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1ATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft:
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1ATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1A1883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1ATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 05/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 CO5/19/2008 Issued: 07/24/2008 Final: Type: CO	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1ATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC B0814884 Applied: 0.
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO H 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OS/19/2008 Issued: 07/24/2008 Final: Type: CO H 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO H 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B14883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC B57 SET TOWNHOUSE WITH C1 CLASS: SQ Ft: B57 STATION LLC FOX HOMES INC B0814884 Applied: 0. 1517 SF TOWNHOUSE WITH
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 SOS/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B14883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC B1517 SF TOWNHOUSE WITH 354 S SAN DIMAS AVENUE
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 105/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,808.03 Total Fees: \$3,92	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B14883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: STATION LLC FOX HOMES INC B57 SET TOWNHOUSE WITH C1 CLASS: SQ Ft: B57 STATION LLC FOX HOMES INC B0814884 Applied: 0. 1517 SF TOWNHOUSE WITH
APPLICANT 909-373-8133 CONTRACTOR 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,612.85 Total Fees: \$3,89 3430 Balance Due: \$ CONTRACTOR 909-373-8133 OWNER APPLICANT 909-373-8133 OWNER APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$216,092.17 Total Fees: \$4,72 4526 Balance Due: \$ OWNER CONTRACTOR 909-373-8133 APPLICANT 909-373-8133 APPLICANT 909-373-8133 O5/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 105/19/2008 Issued: 07/24/2008 Final: Type: CO 1 400 SF GARAGE WITH ELECT, MECH, PLUMB AND Sub-Type: S City ID: SAND Status: ISS 101 Value: \$162,808.03 Total Fees: \$3,92	B0814882 Applied: 0. 1515 SF TOWNHOUSE WITH 264 S SAN DIMAS AVENUE 1 Class: SQ Ft: FOX HOMES INC B1ATION LLC FOX HOMES INC B0814883 Applied: 0. 2063 SF TOWNHOUSE WITH 270 S SAN DIMAS AVENUE 1 Class: SQ Ft: BTATION LLC FOX HOMES INC BOX HOMES INC B0814884 Applied: 0. 1517 SF TOWNHOUSE WITH 354 S SAN DIMAS AVENUE 1 Class:

WILLIAM FOX HOMES	INC
GROVE STATION LLC	

APPLICANT

909-373-8133

OWNER

* *	24/2008 Final: Type: COMBO
Work: 1523 SF TOWNHOUSE WITH 400 SF GARAGE WITH I	•••
Address: 328 S SAN DIMAS AVENUE # Units: 1 Class: 101	City ID: SAND Status: ISSUED Value: \$163,393.57 Total Fees: \$3,940.77
Names: SQ Ft: 3446	Balance Due: \$0.00
WILLIAM FOX HOMES INC	CONTRACTOR 909-373-8133
WILLIAM FOX HOMES INC GROVE STATION LLC	APPLICANT 909-373-8133 OWNER
	31/2008 Final: Type: COMBO
Work: 1524 SF TOWNHOUSE WITH 400 SF GARAGE WITH I	**
Address: 334 S SAN DIMAS AVENUE	City ID: SAND Status: ISSUED
# Units: 1 Class: 101	Value: \$163,491.16 Total Fees: \$3,940.78
Names: SQ Ft: 3448	Balance Due: \$0.00
GROVE STATION LLC	OWNER
WILLIAM FOX HOMES INC	APPLICANT 909-373-8133
WILLIAM FOX HOMES INC	CONTRACTOR 909-373-8133
Permit # B0814972 Applied: 06/06/2008 Issued: 07/	31/2008 Final: Type: COMBO
Work: NEW 5960 SF CUSTOM HOME WITH 700 SF GARAGE	, 200 SF SOLID PORCH, 60 Sub-Type: SNEW
Address: 1562 CALLE CRISTINA	City ID: SAND Status: EXPIRED
# Units: 1 Class: 101	Value: \$612,877.40 Total Fees: \$6,386.80
Names: SQ Ft: 8060	Balance Due: \$0.00
KARIMI SEYED J	OWNER
AGOP KHANJIAN -DESIGNER	APPLICANT 626-577-5003
Permit # B0815043 Applied: 07/02/2008 Issued: 09/	09/2008 Final: Type: COMBO
Work: 4419 SF CUSTOM HOME WITH 768 SF GARAGE, 132	• •
Address: 125 PUDDINGSTONE DRIVE	City ID: SAND Status: EXPIRED
# Units: 1 Class: 101	Value: \$456,194.69 Total Fees: \$5,177.94
Names: SQ Ft: 5753	Balance Due: \$0.00
POM-L INC	OWNER
OTIS LACY COMPANY	APPLICANT 909-599-6878
OTIS LACY COMPANY	CONTRACTOR 909-599-6878
Permit # B0815044 Applied: 07/02/2008 Issued: 07/	09/2008 Final: Type: COMBO
Work: 3911 SF CUSTOM HOME WITH 720 SF GARAGE, 182	SF BALCONIES (QTY 3) WI Sub-Type: SNEW
Address: 121 PUDDINGSTONE DRIVE	City ID: SAND Status: EXPIRED
# Units: 1 Class: 101	Value: \$401,266.09 Total Fees: \$4,766.12
Names: SQ Ft: 4813	Balance Due: \$0.00
OTIS LACY COMPANY	APPLICANT 909-599-6878
OTIS LACY COMPANY	CONTRACTOR 909-599-6878
POM-L INC	OWNER
Permit # B0815045 Applied: 07/02/2008 Issued: 09/	09/2008 Final: Type: COMBO
Work: 4016 SF CUSTOM HOME WITH 823 SF GARAGE, 3 PA	
Address: 129 PUDDINGSTONE DRIVE	City ID: SAND Status: EXPIRED
# Units: 1 Class: 101	
" Other I Older IVI	Value: \$425,763.77 Total Fees: \$4,907.13
Names: SQ Ft: 5753	Value: \$425,763.77 Total Fees: \$4,907.13 Balance Due: \$0.00

Tuesday, December 13, 2011 10:51:03 AM

Page 5 of 13

POM-L INC	OWNER	
OTIS LACY COMPANY	APPLICANT	909-599-6878
OTIS LACY COMPANY	CONTRACTOR	909-599-6878

	Y COMPANY				CONTRA	CTOR 909-599-6878	
	2381 SF HOME W 182 W ALLEN AV 1	1TH 635 SF	101		07/03/2008 Final ORCH WITH ELEC City ID: Value: PLANNE	T, MECH, PL Sub-Type: SAND Status: \$252,976.04 Total Fees: Balance Due:	COMBO SNEW WITHDRWN \$3,356.70 \$0.00
•	, JACK & MARY F , JACK & MARY F				OWNER APPLICA	NT	
	DEMO EXISTING 1206 STONEHEI	1644 SF HO NGE DRIVE Class:	434		09/03/2008 Final 868 SF HOUSE WI City ID: Value:	••	COMBO SNEW ISSUED \$6,499.79
Names: MEEKER, ALLEN SM	MILES H. MITH - ARCHITEC	SQ Ft:	3377		OWNER APPLICA	Balance Due: NT 909-466-0152	\$0.00
	5878 SF CUSTOM 619 W GHENT ST	HOME WI	101		06/03/2009 Final D GARAGE AND 5 City ID: Value:	,,	COMBO SNEW ISSUED \$10,878.21 \$0.00
	Z DOMINGO & AN				APPLICA		
MINUTARY	Z DOMINGO & AN	IGELICA			OWNER	626-625-9480	
Permit # I Work: I	B0915518 NEW 4,764 SF CL 1416 MANCHES	Applied: 0 JSTOM HO	101		OWNER 08/21/2009 Final RAGE, 283 SF PAT City ID: Value:	: Type:	SNEW
Permit # It Work: It Address: 1 # Units: 1	B0915518 NEW 4,764 SF CL 1416 MANCHES 1	Applied: 0 JSTOM HON TER ROAD Class:	ИЕ WITH 6 101		08/21/2009 Final RAGE, 283 SF PAT City ID:	: Type: IO, 70 SF PO Sub-Type: SAND Status: \$488,800.47 Total Fees: Balance Due:	
Permit # E Work: I Address: 1 # Units: 1 Names: ADRAGNA ADRAGNA Permit # E Work: 2	B0915518 NEW 4,764 SF CL 1416 MANCHES 1 A PAUL A PAUL B0915588 2853 SF CUSTOM 1623 N SAN DIMA	Applied: 0 JSTOM HOR TER ROAD Class: SQ Ft: Applied: 0 I HOME WI	ME WITH 6 101 6183 03/17/2009 IH 570 SF N ROAD 101	71 SF GAI	08/21/2009 Final RAGE, 283 SF PAT City ID: Value:	: Type: IO, 70 SF PO Sub-Type: SAND Status: \$488,800.47 Total Fees: Balance Due: ANT 626-664-3514 : Type:	SNEW ISSUED \$5,276.91
Permit # E Work: I Address: 1 # Units: 1 Names: ADRAGNA ADRAGNA ADRAGNA ADRAGNA ADRAGNA I H Units: 1 Names: STEVE Elli MOSALLA	B0915518 NEW 4,764 SF CL 1416 MANCHES 1 A PAUL A PAUL B0915588 2853 SF CUSTOM 1623 N SAN DIM 1	Applied: 0 USTOM HOR TER ROAD Class: SQ Ft: Applied: 0 I HOME WI' AS CANYOR Class: SQ Ft:	ME WITH 6 101 6183 03/17/2009 IH 570 SF N ROAD 101	71 SF GAI	08/21/2009 Final RAGE, 283 SF PAT City ID: Value: APPLICA OWNER 04/09/2009 Final 68 SF PORCH ANI City ID: Value: APPLICA OWNER	: Type: IO, 70 SF PO Sub-Type: SAND Status: \$488,800.47 Total Fees: Balance Due: ANT 626-664-3514 : Type: D 207 SF SOL Sub-Type: SAND Status: \$295,620.17 Total Fees: Balance Due:	SNEW ISSUED \$5,276.91 \$0.00 COMBO SNEW EXPIRED \$3,809.66
Permit # E Work: I Address: 1 # Units: 1 Mames: ADRAGNA ADRAGNA ADRAGNA ADRAGNA ADRAGNA ADRAGNA ADRAGNA BADE COIL Permit # E Work: 1 Months	B0915518 NEW 4,764 SF CL 1416 MANCHES 1 A PAUL A PAUL B0915588 2853 SF CUSTOM 1623 N SAN DIM 1 DE LIE AND KASSAI NSTRUCTION CC B0915788 1000 SF DETACH 619 W GHENT S'	Applied: 0 USTOM HON TER ROAD Class: SQ Ft: Applied: 0 I HOME WIT AS CANYON Class: SQ Ft: D INC Applied: 0 ED GARAG	ME WITH 6 101 6183 03/17/2009 TH 570 SF N ROAD 101 3698 06/03/2009 E WITH EL	Issued: GARAGE,	08/21/2009 Final RAGE, 283 SF PAT City ID: Value: APPLICA OWNER 04/09/2009 Final 68 SF PORCH ANI City ID: Value: APPLICA OWNER	: Type: IO, 70 SF PO Sub-Type: SAND Status: \$488,800.47 Total Fees: Balance Due: ANT 626-664-3514 : Type: D 207 SF SOL Sub-Type: SAND Status: \$295,620.17 Total Fees: Balance Due: ANT ACTOR 626-574-7354 : Type:	SNEW ISSUED \$5,276.91 \$0.00 COMBO SNEW EXPIRED \$3,809.66



and of the second

Units: 1

DAVID BLODGETT

Names:

Tuesday, December 13, 2011 10:51:03 AM

Class: 101

SQ Ft: 5506

Page 7 of 13

\$5,196.91

\$2,866.42

Value:

OWNER

\$315,320.86 Total Fees:

951-453-9674

Balance Due:

Work: REISSUE PERMIT B0814876 FOR NEW LIVENWORK UNIT Sub-Type: SAND Status: ISSU Bullist: 1	DAVID BLODGETT	APPLICANT	951-453-9674	
Names SQ Ft. 0 Balance Due \$0.00	Work: REISSUE PERMIT B0814876 FOR NEW LIVE Address: 316 S SAN DIMAS AVENUE	E/WORK UNIT City ID:	Sub-Type: SAND Status:	COMBO SNEW ISSUED
Company	00.5	value.	•	\$0.00
Permit # B1016555			(951)684-6602	
Work REISSUE PERMIT B0814885 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 328 S SAN DIMAS AVENUE City ID: SAND Status: ISSU Sub-Type: SNI City ID: SAND Status: Sub-Type: SNI City ID: SAND Status: Sub-Type: SNI City ID: SAND Status: Sub-Type: SNI City ID: SNI	SIGNATURE INTERIORS	CONTRACTOR	(951)684-6602	
Address: 328 \$ \$AN DIMAS AVENUE			• • • • • • • • • • • • • • • • • • • •	COMBO
# Units: 1 Class: 101 Value: \$0.00 Total Fees: \$397.6 Names: SQ Ft: 0 OWNER GROVE STATION LLC GROVE STATION LLC GROVE STATION LC GROVE STATION SCHOOL OF SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Fermit # B1016556 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COMMON: REISSUE PERMIT B0814886 FOR LIVE UNIT Sub-Type: SNI Address: 394 S SAN DIMAS AVENUE Clty ID: SAND Status: ISSU CONTRACTOR (951)684-6602 Fermit # B1016557 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COMMON: REISSUE PERMIT B0814874 FOR LIVE UNIT Sub-Type: SNI Address: 36 S SAN DIMAS AVENUE Clty ID: SAND Status: ISSU COMMON: REISSUE PERMIT B0814874 FOR LIVE WORK UNIT Sub-Type: SNI Address: 36 S SAN DIMAS AVENUE Clty ID: SAND Status: ISSU Clty ID: SAND Status:			• •	SNEW
Names		•		\$397.68
SIGNATURE INTERIORS	00.5	, 4.4.2	•	\$0.00
SIGNATURE INTERIORS		OWNER		
Permit # B1016556			•	
Work: REISSUE PERMIT B0814886 FOR LIVE UNIT Sub-Type: SNI	SIGNATURE INTERIORS	APPLICANT	(951)684-6602	
Address: 334 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1	•••		• • • • • • • • • • • • • • • • • • • •	COMBO
# Units: 1 Class: 101 Value: \$0.00 Total Fees: \$397.6 Names: SQ Ft: 0			• •	SNEW
Names				
SIGNATURE INTERIORS	00.5	value.	•	\$0.00
SIGNATURE INTERIORS	GROVE STATION LLC	OWNER	identeration application of the section and accommission of the West Colors of the West Colors of the Section and American Section (Section 2015).	and the second s
Permit # B1016557 Applied: 04/30/2010 Issued: 05/05/2010 Final: Final: Type: COM Work: REISSUE PERMIT B0814874 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 346 \$ SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 101 Value: \$0.00 Total Fees: \$549.4 Names: SQ Ft: 0 Balance Due: \$0.00 \$0.00 GROVE STATION ILC OWNER APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 CONTRACTOR (951)684-6602 Permit # B1016558 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.00 GROVE STATION LLC OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS	SIGNATURE INTERIORS	APPLICANT	(951)684-6602	
Work: REISSUE PERMIT B0814874 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 346 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 101 Value: \$0.00 Total Fees: \$549.4 Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 CONTRACTOR (951)684-6602 OWNER Work: REISSUE PERMIT B0814884 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU H Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 SIGNATURE INTERIORS APPLICANT (951)684-6602 \$0.0 Balance Due: \$0.0 GROVE STATION LLC OWNER CONTRACTOR (951)684-6602 \$0.0 GIGNATURE INTERIORS APPLICANT (951)684-6602 \$0.0 <t< td=""><td>SIGNATURE INTERIORS</td><td>CONTRACTOR</td><td>(951)684-6602</td><td></td></t<>	SIGNATURE INTERIORS	CONTRACTOR	(951)684-6602	
Address: 346 \$ SAN DIMAS AVENUE	• • • • • • • • • • • • • • • • • • • •		• •	СОМВО
# Units: 1 Class: 101 Value: \$0.00 Total Fees: \$549.4 Names: SQ Ft: 0 Balance Due: \$0.00 GROVE STATION LLC SIGNATURE INTERIORS APPLICANT (951)684-6602 Permit # B1016558 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814884 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Fermit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6 # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6			• •	SNEW
Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 CONTRACTOR (951)684-6602 CONTRACTOR (951)684-6602 COMMER COMMER Type: COMMER COMMER COMMER Sub-Type: SNI SNI COMMER Sub-Type: SNI SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU Bub-Type: SNI SNI SNI Status: ISSU ISSU Work: ISSU Balance Due: \$0.0 Total Fees: \$396.6 SNI		·		ISSUE
SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016558 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814884 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$52.6	00.51.4	value.		\$0.00
SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016558	GROVE STATION LLC	OWNER		and the principle continuing a community of the continuing and an executive section and the continuing and t
Permit # B1016558 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814884 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6	SIGNATURE INTERIORS	APPLICANT	(951)684-6602	
Work: REISSUE PERMIT B0814884 FOR LIVE UNIT ONLY Sub-Type: SNI Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.6 GROVE STATION LLC OWNER APPLICANT (951)684-6602 SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6	SIGNATURE INTERIORS	CONTRACTOR	(951)684-6602	
Address: 354 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6	• • •		• •	COMBC
# Units: 1 Class: 102 Value: \$0.00 Total Fees: \$396.6 Names: SQ Ft: 0 Balance Due: \$0.00 GROVE STATION LLC OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6				SNEW
Names: SQ Ft: 0 Balance Due: \$0.0 GROVE STATION LLC OWNER OWNER SIGNATURE INTERIORS APPLICANT (951)684-6602 CONTRACTOR (951)684-6602 CONTRACTOR (951)684-6602 COMMER COMMER SIGNATURE INTERIORS CONTRACTOR (951)684-6602 COMMER COMMER COMMER Type: COMMER COMM				ISSUE
SIGNATURE INTERIORS APPLICANT (951)684-6602 SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.5	00 5	value.		\$0.00
SIGNATURE INTERIORS CONTRACTOR (951)684-6602 Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.5	GROVE STATION LLC	OWNER	tina and familiar the territorian cale assumption. The finite of the contract data and approximately the street is and in par-	e a artico for facilitation in court that a large expected in the facilitation in the
Permit # B1016559 Applied: 04/30/2010 Issued: 05/05/2010 Final: Type: COM Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Sub-Type: SNI Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6	SIGNATURE INTERIORS	APPLICANT	(951)684-6602	
Work: REISSUE PERMIT B0814875 FOR LIVE/WORK UNIT Address: 364 S SAN DIMAS AVENUE # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.9	SIGNATURE INTERIORS	CONTRACTOR	(951)684-6602	
Address: 364 S SAN DIMAS AVENUE City ID: SAND Status: ISSU # Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.6	Permit # B1016559 Applied: 04/30/2010 Iss	sued: 05/05/2010 Final:	Туре:	сомво
#Units: 1 Class: 102 Value: \$0.00 Total Fees: \$552.	Work: REISSUE PERMIT B0814875 FOR LIVE/WO			SNEW
Date of the control o		·		ISSUE
Names: 5Q.Ft. U Balance Due: \$0.0	00.5	Value:	'	\$552.55
	Names: SQ Ft. U		parance Due:	\$0.00

SIGNATURE INTERIORS	APPLICANT	(951)684-6602
SIGNATURE INTERIORS	CONTRACTOR	(951)684-6602
GROVE STATION LLC	OWNER	

GNOVE STATION LLC	OVVINER		
Permit # B1016560 Applied: 04/30/2010 Work: REISSUE PERMIT B0814879 FOR LIVE/ Address: 216 S SAN DIMAS AVENUE # Units: 1 Class: 102 Names: SQ Ft: 0	Issued: 05/05/2010 Final: /WORK UNIT City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBO SNEW ISSUED \$924.15 \$0.00
SIGNATURE INTERIORS SIGNATURE INTERIORS GROVE STATION LLC	APPLICANT CONTRACTOR OWNER	(951)684-6602 (951)684-6602	
Permit # B1016561 Applied: 04/30/2010 Work: REISSUE PERMIT B0814880 FOR LIVE Address: 228 S SAN DIMAS AVENUE # Units: 1 Class: 102 Names: SQ Ft: 0	lssued: 05/05/2010 Final: UNIT ONLY City ID: Value:	Type: Sub-Type; SAND Status: \$0.00 Total Fees: Balance Due:	COMBC SNEW ISSUED \$636.91 \$0.00
GROVE STATION LLC SIGNATURE INTERIORS SIGNATURE INTERIORS	OWNER APPLICANT CONTRACTOR	(951)684-6602 (951)684-6602	
Permit # B1016562 Applied: 04/30/2010 Work: REISSUE PERMIT B0814881 FOR LIVE Address: 234 S SAN DIMAS AVENUE # Units: 1 Class: 102 Names: SQ Ft: 0	City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBC SNEW ISSUED \$640.37 \$0.00
GROVE STATION LLC SIGNATURE INTERIORS SIGNATURE INTERIORS	OWNER APPLICANT CONTRACTOR	(951)684-6602 (951)684-6602	
Permit # B1016563 Applied: 04/30/2010 Work: REISSUE PERMIT B0814878 FOR LIVE/ Address: 246 S SAN DIMAS AVENUE # Units: 1 Class: 102 Names: SQ Ft: 0	City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBC SNEW ISSUED \$954.60 \$0.00
GROVE STATION LLC SIGNATURE INTERIORS SIGNATURE INTERIORS	OWNER APPLICANT CONTRACTOR	(951)684-6602 (951)684-6602	
Permit # B1016564 Applied: 04/30/2010 Work: REISSUE PERMIT B0814877 FOR LIVE/Address: 252 S SAN DIMAS AVENUE # Units: 1 Class: 102 Names: SQ Ft: 0	lssued: 05/05/2010 Final: /WORK UNIT City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBC SNEW ISSUED \$935.52 \$0.00
SIGNATURE INTERIORS SIGNATURE INTERIORS GOVE STATION LLC	APPLICANT CONTRACTOR OWNER	(951)684-6602 (951)684-6602	

Permit # B1016565	Applied: 04/30/20	10 Issued:	05/05/2010 Final:	Type:	сомво
Work: REISSUE PERMIT	B0814882 FOR LI	VE UNIT		Sub-Type:	SNEW
Address: 264 S SAN DIMAS	S AVENUE		City ID:	SAND Status:	ISSUE
# Units: 1	Class: 102		Value:	\$0.00 Total Fees:	\$635.17
Names:	SQ Ft: 0	entere deservations de la company de la comp		Balance Due:	\$0.00
SIGNATURE INTERIORS			APPLICA	NT (951)684-6602	
SIGNATURE INTERIORS			CONTRA	CTOR (951)684-6602	
GROVE STATION LLC			OWNER		
Permit # B1016566	Applied: 04/30/20	10 Issued:	05/05/2010 Final:	Туре:	сомво
Work: REISSUE PERMIT	B0814883 FOR LI	VE UNIT ONL	.Υ	Sub-Type:	SNEW
Address: 270 S SAN DIMAS	AVENUE		City ID:	SAND Status:	ISSUE
# Units: 1	Class: 102		Value:	\$0.00 Total Fees:	\$764.91
Names:	SQ Ft: 0			Balance Due:	\$0.00
GOVE STATION LLC			OWNER		
SIGNATURE INTERIORS			APPLICA	NT (951)684-6602	
SIGNATURE INTERIORS			CONTRAC	CTOR (951)684-6602	
Permit # B1016567	Applied: 04/30/20	10 Issued:	05/05/2010 Final:	Туре:	сомво
Work: REISSUE PERMIT	B0814870 FOR LIV	VE/WORK UI	TIV	Sub-Type:	SNEW
Address: 284 S SAN DIMAS	AVENUE		City ID:	SAND Status:	ISSUE
# Units: 1	Class: 102		Value:	\$0.00 Total Fees:	\$1,137.31
Names:	SQ Ft: 0			Balance Due:	\$0.00
GROVE STATION LLC			OWNER		
SIGNATURE INTERIORS			APPLICAI	NT (951)684-6602	
SIGNATURE INTERIORS			CONTRAC	CTOR (951)684-6602	
Permit # B1016594	Applied: 05/11/20	IO Issued:	07/21/2010 Final:	Туре:	сомво
Work: 624 SF DETACHEI	O GARAGE			Sub-Type:	SNEW
Address: 509 W FIFTH STR	EET		City ID:	SAND Status:	ISSUED
# Units: 1	Class: 101		Value:	\$23,031.84 Total Fees:	\$1,002.45
Names:	SQ Ft: 624			Balance Due:	\$0.00
SCHOURUP, JEREMY			OWNER	626-905-3938	
SCHOURUP, JEREMY			APPLICA	NT 626-905-3938	
Permit # B1017100	Applied: 12/03/20	10 Issued:	12/03/2010 Final:	Type:	сомво
Work: DEMO EXISTING I	HOUSE, BUILD NE	W 1,930 SF	RESIDENCE WITH 4	110 SF SOLI Sub-Type:	SNEW
Address: 744 OAKWAY AV	ENUE		City ID:	SAND Status:	ISSUED
# Units: 1	Class: 101		Value:	\$188,660.70 Total Fees:	\$2,706.16
Names:	SQ Ft: 2340			Balance Due:	\$0.00
BLODGETT DAVID	and the second of the second		OWNER	«Монтов — и достоя се се су серу Монтовой монтов — и постоя помо серу се постоя уде в серу усуду у се се сери	Colonical I of the colonic construction and the colonic coloni
BLODGETT DAVID			APPLICA	NT	
Permit # B1017101	Applied: 12/03/20	10 Issued:	12/03/2010 Final:	Type:	СОМВС
			RICAL	Sub-Type:	SNEW
	Cheb Ganage N			SAND Status:	ISSUE
Work: NEW 576 SF DETA			City ID:	SAND Status.	.000-
Work: NEW 576 SF DETA			City ID: Value:	\$21,260.16 Total Fees:	\$502.82
Work: NEW 576 SF DETA Address: 744 OAKWAY AV # Units: 1	ENUE		•		
Work: NEW 576 SF DETA Address: 744 OAKWAY AV	ENUE Class: 101		•	\$21,260.16 Total Fees:	\$502.82

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Permit # B1017102	Applied: 12/03/2010 Issued	d: 12/03/2010 Final:	Type:	сомво
Work: BUILD NEW 3,000	SF DETACHED RV GARAGE		Sub-Type:	SNEW
Address: 744 OAKWAY AV	'ENUE	City ID:	SAND Status:	ISSUED
# Units: 1	Class: 101	Value:	\$110,730.00 Total Fees:	\$1,829.50
Vames:	SQ Ft: 3000		Balance Due:	\$0.00
BLODGETT DAVID		OWNER		
BLODGETT DAVID		APPLICAI	٧T	
Permit # B1117524	1.1	d: 10/06/2011 Final:	Туре:	сомво
	330) 3,307 SF HABITAL AREA	, 714 SF GARAGE AN	D 45 SF PO Sub-Type:	SNEW
Address: 220 W. 🗞	iseline	City ID:	Status:	ISSUED
# Units: 1	Class: 101	Value:	\$341,070.67 Total Fees:	\$6,733.27
lames:	SQ Ft: 4066		Balance Due:	\$0.00
CRESTWOOD CORPORATI	ON		CTOR (626) 914-1943	
SAN DIMAS 6, LP		OWNER		
CRESTWOOD COMMUNITIE	ES	APPLICAI	NT 626-914-1943	
Permit # B1117525	Applied: 05/27/2011 Issued	d: 10/06/2011 Final;	Туре:	COMBO
	350) 3,543 HABITAL AREA, 74	14 SF GARAGE, 88 SF	PORCH AN Sub-Type:	SNEW
Address: 165 Alfo	stal	City ID;	Status:	ISSUED
# Units: 1	Class: 101	Value:	\$368,703.61 Total Fees:	\$7,190.83
Names:	SQ Ft: 4648		Balance Due:	\$0.00
CRESTWOOD CORPORATI	ON	CONTRAC	CTOR (626) 914-1943	
OHEO HOOD OOM OHM				
	ES	APPLICAL	NT 626-914-1943	
CRESTWOOD COMMUNITI	ES		NT 626-914-1943	
CRESTWOOD COMMUNITII SAN DIMAS 6, LB		APPLICAI	NT 626-914-1943 Type:	сомво
CRESTWOOD COMMUNITII SAN DIMAS 6, LB Permit # B1117526		APPLICAI OWNER d: 10/06/2011 Final:	Туре:	COMBO SNEW
CRESTWOOD COMMUNITII SAN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN:	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF	APPLICAI OWNER d: 10/06/2011 Final:	Туре:	
CRESTWOOD COMMUNITIES AN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C.	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF	APPLICAI OWNER d: 10/06/2011 Final: EA, 744 SF GARAGE,	Type: 88 SF POR Sub-Type:	SNEW
CRESTWOOD COMMUNITIES AN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C.) # Units: 1	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF	APPLICAI OWNER d: 10/06/2011 Final: REA, 744 SF GARAGE, City ID:	Type: 88 SF POR Sub-Type: Status:	SNEW ISSUED
CRESTWOOD COMMUNITIES SAN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C. # Units: 1	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF AVACT Class: 101 SQ Ft: 4648	APPLICAI OWNER d: 10/06/2011 Final: IEA, 744 SF GARAGE, City ID: Value:	Type: 88 SF POR Sub-Type: Status: \$391,086.88 Total Fees:	SNEW ISSUED \$7,442.43
CRESTWOOD COMMUNITIES SAN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C. # Units: 1 Names: CRESTWOOD CORPORATION	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF ACACAC Class: 101 SQ Ft: 4648 ON	APPLICAI OWNER d: 10/06/2011 Final: IEA, 744 SF GARAGE, City ID: Value:	Type: 88 SF POR Sub-Type: Status: \$391,086.88 Total Fees: Balance Due: CTOR (626) 914-1943	SNEW ISSUED \$7,442.43
CRESTWOOD COMMUNITIES AN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C.) # Units: 1 Names: CRESTWOOD CORPORATION	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF ACACAC Class: 101 SQ Ft: 4648 ON	APPLICAI OWNER d: 10/06/2011 Final: EEA, 744 SF GARAGE, City ID: Value:	Type: 88 SF POR Sub-Type: Status: \$391,086.88 Total Fees: Balance Due: CTOR (626) 914-1943	SNEW ISSUED \$7,442.43
CRESTWOOD COMMUNITIES AN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C. # Units: 1 Names: CRESTWOOD CORPORATION COMMUNITIES AN DIMAS 6,LP	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF ACACAC Class: 101 SQ Ft: 4648 ON ES	APPLICAI OWNER d: 10/06/2011 Final: EEA, 744 SF GARAGE, City ID: Value: CONTRAG	Type: 88 SF POR Sub-Type: Status: \$391,086.88 Total Fees: Balance Due: CTOR (626) 914-1943	SNEW ISSUED \$7,442.43
CRESTWOOD COMMUNITIES AN DIMAS 6, LB Permit # B1117526 Work: NEW SFR (PLAN: Address: 1045 N.C.) # Units: 1 Names: CRESTWOOD CORPORATION CRESTWOOD COMMUNITIES AN DIMAS 6,LP Permit # B1117775	Applied: 05/27/2011 Issued 380) 3,816 SF HABITABLE AF ACACAC Class: 101 SQ Ft: 4648 ON ES	APPLICAI OWNER d: 10/06/2011 Final: REA, 744 SF GARAGE, City ID: Value: CONTRAG APPLICAI OWNER d: 12/02/2011 Final:	Type: 88 SF POR Sub-Type: Status: \$391,086.88 Total Fees: Balance Due: CTOR (626) 914-1943 NT 626-914-1943 Type:	SNEW ISSUED \$7,442.43 \$0.00
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Tuesday, December 13, 2011 10:51:05 AM

Page 11 of 13

Permit # B1117888 Applied: 09/29/2011 lssued: lssued: 09/29/2011 Work: NEW SFR (PLAN 330) 3,307 SF HABITAL AREA, 7 Address: 230 W BASELINE ROAD # Units: 1 Class: 101 Names: SQ Ft: 4066	City ID:	Type: SSF PO Sub-Type: SAND Status: 41,070.67 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,214.98 \$0.00
CRESTWOOD CORPORATION CRESTWOOD CORPORATION SAN DIMAS 6 LP	CONTRACTOI APPLICANT OWNER	R (626) 914-1943 (626) 914-1943	
Permit # B1117889 Applied: 09/29/2011 Issued: Issued: 09/29/2011 Work: NEW SFR (PLAN 330) 3,307 SF HABITAL AREA, 7 Address: 1055 N CATARACT AVENUE # Units: 1 Class: 101 Names: SQ Ft: 4066	City ID:	Type: SSF PO Sub-Type: SAND Status: 41,070.67 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,214.98 \$0.00
CRESTWOOD CORPORATION SAN DIMAS 6 LP CRESTWOOD CORPORATION	APPLICANT OWNER CONTRACTOR	(626) 914-1943 R (626) 914-1943	
Permit # B1117890 Applied: 09/29/2011 lssued: Work: NEW SFR (PLAN 350) 3,543 HABITAL AREA, 744 Address: 1035 N CATARACT AVENUE # Units: 1 Class: 101 Names: SQ Ft: 4648	City ID:	Type: RCH AN Sub-Type: SAND Status: 68,703.61 Total Fees: Balance Due:	COMBO SNEW ISSUED \$5,476.96 \$0.00
CRESTWOOD CORPORATION SAN DIMAS 6 LP CRESTWOOD CORPORATION	APPLICANT OWNER CONTRACTOR	(626) 914-1943 R (626) 914-1943	
Permit # B1117991 Applied: 11/08/2011 Issued: Issued	12/06/2011 Final: STOM HOME City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBO SNEW ISSUED \$952.96 \$0.00
OTIS LACY COMPANY POM-L OTIS LACY COMPANY	CONTRACTO OWNER APPLICANT	R 909-599-6878 909-599-6878	
Permit # B1117992 Applied: 11/08/2011 Issued: Work: REACTIVATE PERMIT B0815043 FOR NEW CUST Address: 125 PUDDINGSTONE DRIVE # Units: 1 Class: 101 Names: SQ Ft: 0 POM-L OTIS LACY COMPANY OTIS LACY COMPANY	City ID: Value: OWNER	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due: P 909-599-6878 909-599-6878	COMBO SNEW ISSUED \$1,032.75 \$0.00
Permit # B1117993 Applied: 11/08/2011 Issued: Work: REACTIVATE PERMIT B0815045 FOR NEW CUST Address: 129 PUDDINGSTONE DRIVE # Units: 1 Class: 101 Names: SQ Ft: 0	12/06/2011 Final: FOM HOME City ID: Value:	Type: Sub-Type: SAND Status: \$0.00 Total Fees: Balance Due:	COMBO SNEW ISSUED \$980.03 \$0.00

Page 12 of 13

Tuesday, December 13, 2011 10:51:06 AM

POM-L	
OTIS LACY COMPANY	,

Summary

OWNER

APPLICANT

909-599-6878

Permit # Work:	B1118047 576 SF DETACHE	• •	2/01/2011 WITH ELE	Issued: CTRICAL			ON DETA	Type: Sub-Type:	COMBO SNEW
Address:	136 OBERG STR				City I		SAND		ISSUED
# Units:	1	Class:	101		Valu	ie:	\$21,260.16	Total Fees:	\$555.82
Names:		SQ Ft:	576				В	alance Due:	\$0.00
LA PLAC	A CONSTRUCTION	IINC			C	ONTRAC	TOR 626-357	7-7777	
LA PLAC	A CONSTRUCTION	LINC			AF	PLICAN	T 626-357	7-7777	
LA PLAC	A CONSTRUCTION	INC			O	WNER	626-357	7-7777	
-				. I			70		programme of the state of the s

Number of Permits:

70

Total Valuation:

\$14,530,357.76

Total SQ. Ft:

220,773.00

Total Fees:

\$242,409.51

Total Due:

\$2,866.42

Affordable Apartment Search

California

Results

The following properties meet your search criteria:

City: SAN DIMAS State: CALIFORNIA Type: FAMILY

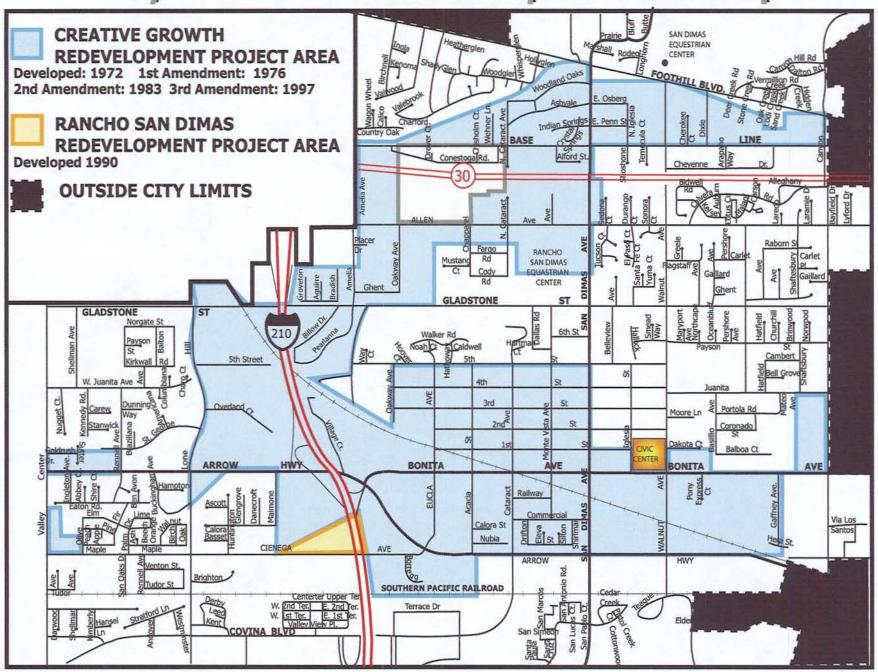
Found 2 entries, displaying records 1 - 2 of 2.

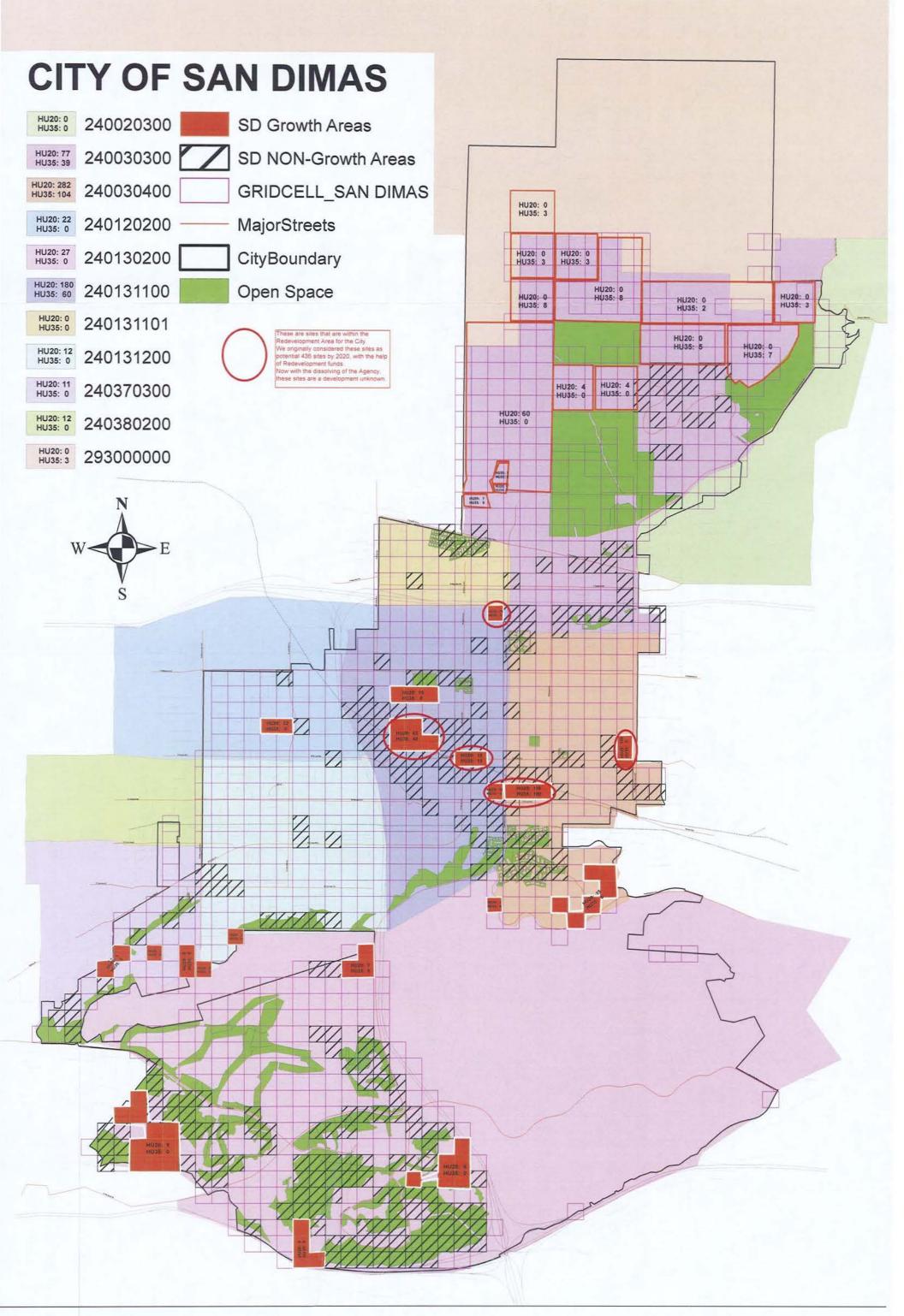


			Number of bedrooms				
Contact	Property	Type	1	2	3	4	5+
G & K Management Co., Inc. Phone: 909 592-3609 carole@gkind.com	VILLA SAN DIMAS 249 S Acacia St SAN DIMAS, CA 91773-2961 Phone: 909 592-3609	Family		×	×	×	
Eugene Burger Management Corporation Phone: 909 599-3412 steveburger@ebmc.com	VOORHIS VILLAGE 505 N San Dimas Canyon Rd San Dimas, CA 91773-2253 Phone: 909 599-3412	Family	×	×	×	×	

New search

City of San Dimas Redevelopment Area Map





THE STATE OF THE S iii 1 design of the state of the st 100 Barres Course Carres FLU CAMPAGE CONTRACTOR 111 111 111 **DE SAN DIMAS** Should Be 0 Employment GRIDCELL_SAN DIMAS CityBoundary MajorStreets Open Space 351

4.7 Appeal from the City of Dana Point

Agenda Item 4.7

REPORT

DATE: July 12, 2012

TO: Regional Housing Needs Assessment (RHNA) Appeals Board

FROM: Ma'Ayn Johnson, Senior Regional Planner, (213) 236-1975, johnson@scag.ca.gov

Frank Wen, Manager, Research and Analysis, (213) 236-1854, wen@scag.ca.gov

SUBJECT: Appeal from the City of Dana Point

EXECUTIVE DIRECTOR'S APPROVAL:

Hosas Wehall

RECOMMENDED ACTION (Please Select One):

☐ APPROVE ☐ PARTIALLY APPROVE ☐ DENY

SUMMARY OF APPEAL:

The City of Dana Point submits an appeal and requests a RHNA reduction for an unspecified amount of housing units based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology. Because of this factor, the City of Dana Point requests a reduction of an unspecified number of units from its Draft Allocation of 327 units.

STRATEGIC PLAN:

This item supports SCAG's Strategic Plan; Goal 1: Improve Regional Decision Making by Providing Leadership and Consensus Building on Key Plans and Policies; Objective a: Create and facilitate a collaborative and cooperative environment to produce forward thinking regional plans.

RATIONALE FOR RECOMMENDED ACTION:

SCAG staff recommends that the RHNA Appeals Board deny the City's appeal to reduce its Draft Allocation for several reasons. Per Government Code Section 65584.04(d)(2)(B), SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. SCAG also cannot consider current zoning or General Plans to justify a reduction in projected housing need. Moreover, per SCAG's adopted RHNA Allocation Methodology, the household growth projections for the City of Dana Point were calculated using local input provided by the Center for Demographic Research (CDR) on behalf of the City for the Integrated Growth Forecast process. No indication has been provided that the City's share of assigned housing need is inconsistent with the adopted RHNA Allocation Methodology. Thus, SCAG staff does not recommend a reduction based on this issue.





BACKGROUND:

The following is a chronology of the events related to Dana Point's Draft RHNA Allocation to date:

1. On August 17, 2009, an initial letter was sent from SCAG to Mr. Kyle Butterwick, Community Development Director, City of Dana Point, indicating the Draft household numbers would be provided at a later date. The following information for Dana Point was provided to the Center for Demographic Research (CDR) at California State University, Fullerton as the initial forecast for the city:

2008 Households 14,703 2020 Households 14,829 (126 increment from 2008) 2035 Households 15,122 (419 increment from 2008)

2. The initial input from the City of Dana Point was received through CDR on June 23, 2010 indicating the following household numbers for the City:

2008 Households
2020 Households
14,587
15,236 (649 increment from 2008, an increase of 407 from SCAG's initial forecast)
2035 Households
15,565 (978 increment from 2008, an increase of 443 from SCAG's initial

forecast)

3. On May 13, 2011, an email was sent from SCAG to Mr. Kyle Butterwick, Community Development Director, City of Dana Point, indicating that the growth forecast numbers were adjusted based on recently released data from the decennial Census and the California Employment Development Department. The associated table that was sent included information for all local jurisdictions in Orange County and indicated that the City of Dana Point's Draft household forecast, which was adjusted as follows:

2008 Households 14,158 2020 Households 14,821 (663 increment from 2008, an increase of 14 households) 2035 Households 15,150 (992 increment from 2008, an increase of 14 households)

In addition, SCAG also provided other household information:

2010 Census (4/1/2010) 14,182 2011 DOF (1/1/2011) 14,188 2021 RHNA Projection Period (1/1/2014 - 10/1/2021) 14,846

- 4. On June 17, 2011, SCAG's AB 2158 Survey and Housing Unit Demolition Survey were sent to the City of Dana Point for their input. SCAG did not receive responses to the survey from the City.
- 5. On December 9, 2011, SCAG released the Draft RHNA Allocation Plan as part of the agenda for the RHNA Subcommittee meeting. The Draft Plan was recommended by the RHNA Subcommittee for further approval by the Community, Economic & Human Development Committee (CEHD) and the Regional Council reviewed and



REPORT

- approved the Draft Allocation on February 2, 2012. The Draft RHNA Allocation for the City of Dana Point is 327.
- 6. On February 6, 2012, SCAG sent a letter to Mr. Douglas C. Chotkevys, City Manager, City of Dana Point, indicating the Draft RHNA Allocation for the City of Dana Point.
- 7. On March 8, 2012, Ms. Christy Teague, Manager of Economic Development, City of Dana Point, placed a phone call to SCAG stating that the City's Draft RHNA Allocation is too big and that the City is small. Ms. Teague asked for advice on the revision request process. Ma'Ayn Johnson, SCAG staff, explained to Ms. Teague that they need to prove that there is a planning factor or circumstance outside the City's control that would affect future household growth or accommodation for the growth. Ma'Ayn Johnson also explained that the household growth projections for all OCCOG cities were developed by CDR and submitted to SCAG.
- 8. On May 29, 2012, SCAG received a RHNA appeal from Mr. Kyle Butterwick, Community Development Director, City of Dana Point, based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology. The City requested a reduction an unspecified number of units from its Draft RHNA Allocation.

Summary Table

City of Dana Point	Source/Calculation	Figure
2011 Households	DOF	14,188
2020 Households	Correspondence #4	14,821
2021 Households	Interpolation	14,846
2011 to 2021 Projected	2021 Households – 2011	658
Household Growth (10.75	Households	
years)	-or-	
	= 14,846 - 14,188	
2014 to 2021 Projected	(10.75 year growth/10.75	474
Household Growth (7.75	year period) x 7.75 year	
years)	period	
	-or-	
	$=(658/10.75) \times 7.75$	

ANALYSIS:

The City of Dana Point submits an appeal and requests a RHNA reduction for an unspecified amount of housing units based on their perspective of SCAG's failure to determine the City's share of the regional housing need in accordance with the adopted RHNA Methodology.

RHNA Methodology [Govt. Code Section 65584.05(d)(1)]

Issue: According to its appeal, the City argues that it is nearly completely built out with only a few remaining vacant parcels. In addition, its assigned housing need projection is unreasonable and unattainable, which far exceeds the numbers assigned to adjacent South Orange County



REPORT

cities with similar topography and size. Moreover, the City disagrees with its employment growth assignment and that it does not anticipate the significant demand for jobs or development potential in the future, which was provided by the City during the local input process.

SCAG Staff Response: SCAG staff recommends that the RHNA Appeals Board deny the City's request for a reduction of the assigned housing need for several reasons.

First, per Government Code Section 65584.04(d)(2)(B), SCAG is not permitted to limit its consideration of suitable housing sites or land suitable for urban development to a jurisdiction's existing zoning and land use policies and restrictions. State law requires that the consideration of the availability of land suitable for urban development must include other types of land use opportunities other than vacant land. The City can consider other opportunities for development. This includes the availability of underutilized land, opportunities for infill development and increased residential densities, or alternative zoning and density. Alternative development opportunities should be explored further and could possibly provide the land needed to zone for the City's projected growth.

Second, the purpose of the Regional Housing Needs Assessment is to identify the projected housing need for each individual jurisdiction. The process for developing future housing need is accomplished through a combination of the extensive local input and application of the observed data—from established sources such as the 2010 Census and California Department of Finance. Due to the variation among jurisdictions such as local planning factors and other circumstances, assigned housing needs among different jurisdictions, even if similar in size, are difficult to compare.

Third, per SCAG's adopted RHNA Allocation Methodology, the household growth projections for the City of Dana Point were calculated using local input provided by CDR on behalf of the City from the Integrated Growth Forecast process. Employment data collected from this process was not used by SCAG for the purpose to directly calculate household growth projections. Moreover, the adopted regional Allocation Methodology examined existing and projected jobs-housing relationship at the jurisdictional and regional level. The resulting jobs-housing relationship from the Integrated Growth Forecast showed a stable or moderate improvement for SCAG region local jurisdictions throughout the planning horizon.

There is no indication provided that the City's share of assigned housing need is inconsistent with the adopted RHNA Allocation Methodology. Thus, SCAG staff does not recommend a reduction based on this basis of appeal.

Other Considerations (Unmet Goals)

Issue: In its appeal, the City states that it currently has unconstructed needs from the 1998-2005 [3rd] RHNA cycle. According to the City, these numbers are a challenging goal and the addition of its 5th RHNA cycle Allocation will make the total RHNA goals unrealistic and unattainable to achieve.

SCAG Staff Response: With regard to unmet housing need, the Regional Housing Needs Assessment is not a building quota. Jurisdictions are required to plan and accommodate for future housing need through sites and zoning analysis, but they are not penalized if the building of these units do not occur. Additionally, as of July 2009, the City has a compliant 4th cycle housing element certified by the California Department of Housing and Community Development. State housing law requires jurisdictions to zone for unmet need from the 4th cycle in addition to current need in cases where the jurisdiction did



REPORT

not complete the appropriate zoning or find suitable sites to accommodate its assigned RHNA Allocation, per Government Code Section 65584.09. However, it does not appear that this provision would apply to the City of Dana Point since its housing element has been certified. Thus, the City will only need to find suitable sites and zoning for its assigned 5th RHNA cycle need.

In addition, it appears that the City of Dana Point may misinterpret that the 3rd, 4th and 5th RHNA cycle Allocation requirements will be combined in its next HCD site inventory review. Unused land use capacity from prior RHNA cycles may be re-used to address 5th cycle RHNA site inventory requirements as long as a jurisdiction such as the City of Dana Point has an HCD approved housing element. Only jurisdictions with uncertified housing elements are required to carry over and combine the deficit in their last RHNA cycle (4th cycle) site inventory with their 5th cycle RHNA Allocation's site inventory responsibility. Gaps between the RHNA Allocation, i.e., the number of housing units to be zoned, and the number of housing units actually built are never carried over whether a jurisdiction has a certified or uncertified housing element. In short, the RHNA Allocation is not a building quota.

FISCAL IMPACT:

Work associated with this item is included in the current FY 12-13 General Fund Budget (13-800.0160.03: RHNA).

ATTACHMENTS:

- 1. Appeal Application from the City of Dana Point
- 2. Supporting Documentation Provided by the City to Support Its Appeal





Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

All appeal requests must be received by SCAG May 29, 2012, 5 p.m. Late submissions will not be accepted.

of TS					RECEIVE	D
, D	ate:	May 24, 2012	Jurisdiction: Cit	y of Dana	Point AY 2 9 2012	
C	ounty:	Orange	Subregion: 12		BY:	
c	ontact:	Christy Teague	Phone/Email: 949	/248-3519	cteague@danapoin	ıt.
A	PPEAL AUTHORIZE	D BY:	PLEASE CIRCLE BELO	Ŵ:		
			Mayor Chief Adminis	trative Officer	City Manager	
N	lame:	Kyle Butterwick 949/248-3563 kbutterwick@danapo	Chair of County Board Oin & Supervisors		mmunity Developme rector	nt
BASE	S FOR APPEAL*	org				
۲	•	- •				
		(See Government Code Section 6				
	☐ Sewer	g or projected jobs-housing balanc or water infrastructure constraints	for additional developm		ial was	
		oility of land suitable for urban dev Protected from urban developmen				
	•	policies to preserve prime agricul	-	1 State program	1113	
	·	ution of household growth assume		rable Regional	Transportation	
		demand for housing				
		r-city agreements to direct growth	toward incorporated are	as of County		
	☐ Loss of	units contained in assisted housing	g developments		•	
	= .	ousing cost burdens	•			
		g needs of farmworkers				
Е	_	g needs generated by the presenc ostances	e of a university campus	within a jurisdi	iction	
Brief	Description of Ap	ppeal Request and Desired Out	tcome:			
		See Attached Descr Outcome Request for for Dana Point in Cycle based on RH	or Reduction of E Fifth Regional E	lousing Un	its	
List o	f Supporting Doc	umentation, by Title and Num	ber of Pages:			
1.		Copy of CDR Annua	l Housing Element	Progress	Report	
2.		Copy of 2008 Feedl	oack on per-Censu	ıs Block A	nalvsis, includi	ng
3.		appeal for job der Copy of County of	mand from resider	itial jobs	-	0
jurisd	ictions that have pr	Section 65584.05(d), appeals to the reviously filed a revision request as based on RHNA methodology and	nd do not accept the revi	sion request fi		
FOR S	TAFF USE ONLY:				·	
Date		Hearing Date:		Diagnor:		



May 24, 2012

Ma'Ayn Johnson Southern California Association of Governments 818 W. Seventh Street, 12th Floor Los Angeles, CA 90017

RE: Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

Dear Ms. Johnson:

The City of Dana Point is submitting an appeal to the 2014-2021 RHNA projections on the bases of RHNA Methodology.

The proposed RHNA goal of 327 units is far greater than is expected to be built during the RHNA period through 2021, and is far exceeding the draft RHNA projections for comparable South Orange County cities.

The City of Dana Point takes its RHNA projections seriously, including units in the current RHNA period and rollover units from the previous period. An excessive allocation during the 2014-2021 Cycle would make the RHNA goals out of reach for Dana Point to achieve. The City respectfully requests reevaluation and reduction of the housing units assigned to Dana Point in the 4th RHNA Cycle period.

Please review the appeal as appropriate. If you have any questions or require additional information, please contact me directly at (949) 248-3563 or by email at kbutterwick@danapoint.org or contact Christy Teague, Economic Development Manager, at (949) 248-3519 or by email at cteague@danapoint.org.

Sincerely,

Kyle Butterwick

Director of Community Development

Fifth Regional Housing Needs Assessment (RHNA) Cycle Appeal Request

Description of Appeal

About the City of Dana Point

Dana Point is a city of 6.7 square miles of mostly-sloping terrain along the coast. The City is known for its coastal bluffs, and the land generally slopes upward to the inland boundaries. The City is nearly completely built out, with only a few remaining vacant parcels, about a dozen of which are smaller, non-contiguous, one-half acre sites within the Town Center district. The exception is a 30-acre parcel owned by South Coast Water District designated for a desalination plant and other industrial-type uses adjacent to railroad tracks, on which a South Coast Water District resolution states housing is not an option. The Headlands subdivision of custom home sites and dedicated parkland includes about 30 completed or under-construction houses, with the remaining 85 lots to be purchased and/or constructed at some future time.

The current Draft RHNA projection for 2014-2021 in Dana Point is 327 units. This number is far greater than is possible during this time period. The last RHNA cycle goal was for 68 units, which was a realistic goal with the programs set forth in the Housing Element. The projection of 327 units is unreasonable and unattainable, and far exceeds the numbers assigned to adjacent South Orange County cities with similar topography, square miles of boundary areas, and number of housing units. Examples of comparable cities include Aliso Viejo (18,867 units and 7.5 square miles), Laguna Beach (12,923 units and 9 square miles), Laguna Hills (11,046 units and 6.7 square miles) and Laguna Niguel (25,312 units and 14.8 square miles). All of these comparable cities have far fewer housing units assigned in the Draft 5th Cycle RHNA (39, 2, 2, 182 respectively).

The attached Annual Element Progress Reports indicate an average of 11 units have been constructed each year in Dana Point, including the houses built within the Headlands custom subdivision described above.

Census Data

According to the 2010 Census, Dana Point includes 15,938 housing units. This was an increase of 256 units from the 2000 Census. The 2010 Census indicated that 1,756, or 11%, of the housing units were vacant.

RHNA Allocation Methodology

The City spent considerable time during each of three stages of development of the RTP/STP Integrated Growth Forecast process. At each step, the City disagreed with the assignment of future job growth within residential neighborhoods, from which job demand and resulting household growth is determined. This circular reasoning incorrectly skews the numbers unreasonably upward.

More significantly, the focus on future job demand in Dana Point was based largely on the potential revitalization of the Town Center mixed-use commercial/residential area. The job growth projections were based on a standard formula of job demand for potential square footage, as identified in the Environmental Impact Report for the Town Center Plan. Though the formula may be applicable for new development, the Town Center is currently developed, though somewhat underutilized compared to the new zoning which was approved in 2008. Since the time of the Town Center plan approval, there has been no construction of new projects and no applications submitted for new projects. The City does not anticipate a significant demand for jobs in the Town Center, certainly not more than a slow, incremental growth over the next 20-30 years. Believing the City to be forthcoming in the Town Center development future, City staff may have been overly confident in adding the information of development potential into the RTP/STP Integrated Growth Forecast process. Due to the unrealistic and unlikely ultimate build-out models, the projections for job growth and residential units included in the RTP/STP far exceeds the actual development potential in the next decade. For this reason, the RHNA Allocation Methodology is incorrect and should be adjusted in order to reflect a more realistic future job and housing demand for Dana Point.

Current RHNA and Unmet Goals

As indicated in the chart below, the current RHNA in Dana Point includes unmet needs from the 1998-2005 RHNA Cycle. These numbers are a challenging goal, but the addition of an excessive 327 units in the next cycle will make the total RHNA goals unrealistic to achieve and, ultimately, unattainable.

Dana Point Regional Housing Needs Assessment (RHNA)

Ve	ry Low	Low	Moderate	Above- Moderate	Total
1998-2005 RHNA	85	50	86	229	450
Constructed	0	41	61	244	346
Unmet Need	85	9	25	0	119
2006-2014 RHNA	15	12	13	28	68
Combined RHNA	100	21	38	28	187

With a current RHNA goal of 187 units, of which only 33 units have been constructed in 3 years, a RHNA allocation of 327 units far exceeds an attainable number to reach in Dana Point through 2021. The City of Dana Point is appealing to SCAG for reevaluation and requests the number of units to be reduced in order that the City can continue its progress toward the RHNA goals identified for Dana Point with reasonable expectation for achievement.

Attachment 1 page 1 of 5

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

City of Dana Point

Reporting Period

1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

		Housing I	Devolopment	Housing with Finan and/o Deed Rest	or .	Housing without Financial Assistance or Daed Restrictions							
1	2	3			4		5	5a	6 7		8		
Project Identifier (may be ARN No., project name or, address)	Unit Calegory	Tenure R=Renier O=Qwner			ousehold Incor Moderale- Income	Above Moderate Income	Total Units per Project	Est # Infili Units*	Development	Restricted Units	Note below the number of units determined to be afforcable without financial or deed restrictions and attach an explanation flow the jurisdiction determined by units were afforcibing. Refer to gratuations.		
										i e			
			····				AND A CONTRACT THE CONTRACT			1	a No. of the state		
							Carlot Commence						
			max	<u> </u>		ļ							
(9) Total of Moderate	and Above	Moderate	from Table	A3 ▶ ▶	0	14	14			L	l .		
(10) Total by income Ta	ble A/A3	> >	0	0	0	14	14						
(11) Total Extremely Los	w-Income \	Jnits*	0										

^{*} Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

Reporting Period

City of Dana Point

1/1/2011

12/31/2011

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

	Aff	ordability by H	ousehold Incor	nes	
Activity Type	Extremely Low- Income*	Very Low- Income	Low- Income.	TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583,1
(1) Rehabilitation Activity		1		a	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units		1		0	·
(5) Total Units by Income	0	0	0	0	

^{*} Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobîle Homes	- 6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	14		:		:	14	3

^{*} Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	

City of Dana Point

Reporting Period

1/1/2011 - 12/31/2011

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Table B Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

	Year 1	Year 2	Year	Year	Year	1				to Date	Remaining RHN.
			3	4	5	Year 6	Year 7	Year 8	Year 9	(all years)	by Income Leve
Deed Restricted Non-deed 15 restricted								and the second s			15
12											12
13		1		<u></u>						1	- 12
28	8	10	14			į.	[32	-4
68	8	11	14							33	35
-	13	12 13 13 28 8 68	12 13 1 1 1 28 8 10 68	12 13 1 1 1 28 8 10 14 68	12 13 1 1 1 28 8 10 14 1 68	12 13 1 1 28 8 10 14 68 68	12 13 1 1 1 28 8 10 14 5 68	12 13 1 1 28 8 10 14 68 68	12 13 1 1 28 8 10 14 1 68	12 13 1 1 28 8 10 14 1 68	12 13 1 1 1 1 1 28 8 10 14 32 68

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Dana Point	
Reporting Period	1/1/2011 -	12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.							
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation					
1.1 Affordable Housing Development Plan	ID Sites, Discuss w/CUSD	31-Dec-09	Discussions with CUSD Ongoing in 2011					
1.2 Expand Zoning for Multi-Family Housing	Update Zoning Code to permit Multi-Family Housing in CF Zone	31-Dec-09	Approved by City Council 4/26/10					
1.3 Expand Zoning for Emergency Shelters	Multi-Family Housing in CF Zone Zoning Code changes to allow em. Shelters up to 20 beds in CF zone	June 2010	Approved by City Council 4/26/10					
and Transitional Housing 1.3 Expand Zoning for Emergency Shellers and Transitional Housing	Shelters up to 20 beds in CF zone Definitions changed in Zoning Code for Emergency Shelters	1-Jun-10	Approved by City Council 4/26/10					
1.4 Density Bonus Housing	Code for Emergency Shelters. Promote development of lower income units	2008-2014	Discussions with various developers in 2011					
1.5 Second Units	Promote and permit 1-2 units per year	Annually	Promotion through website and brochure, but no Second Dwelling Units constructed in 2011.					
2.5 Housing Initiative Program	Continue program assisting 20 Dana Point residents employed by	Annually	2011 employee program served 20 Dana Point residents					
3.1 Streamlined Approvals for Attordable Housing	Dana Point residents employed by Zoning Code changes to allow any multifamily projects with 20% min	1-Jun-10	Approved by City Council 4/26/10					

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Dana Point	AND DESCRIPTION OF THE PROPERTY OF		
Reporting Period	1/1/2011 -	12/31/2011		
General Comments:				
			•	

						July 1, 2008								
City	2000 Census Tract	CAA	TAZ	2000 Census Housing Unit Count (CHC)	4/1/2000- 6/30/2008 Net Housing Activity (HIS)	Total Housing Units (TDU)	Single Family Detached Housing Units	All Other Housing Units	Population (POP)	Resident Population	Employment (EMP)	Notes	Dana Point Est.	Dana Po Notes
DANA POINT	0423.05	64	1695	209		 / 		11	 			No Comm'l, Residential only, Emp. Appears High	Lot.	140105
DANA POINT	0423.03	64	1696	79				54						+
DANA POINT	0423.11	64	1697	54		54		5					100?	+
DANA POINT	0423.11	64	1693	750		776		536		1,388		7. 1. 1.	100:	+
DANA POINT	0423.23	64	1698	698	1	1	\ 	396		1,149	1.		 	+
	0423.23	64	1699	790		700		412		 			100?	
DANA POINT	0423.23	64	1708	450		451	229	222		921		<u> </u>	200?	school or
DANA POINT	0423.23	64	1692	884	16	900	416	484		1,809			200!	SCHOOLG
DANA POINT	0423.24	64	1694	2,050		2,050	1,339	711	4,993			nemitation	-	+
DANA POINT	0423.30	64	1696	820	0	820	+	625		2,098				+
DANA POINT	0423.39	64	1701	411	2	413		408		841			 	+
DANA POINT	0423.39	64	1701	201	0	201	169	32					 	
DANA POINT	0423.39	66	1702	1.348	2	1,350	497	853		3.350		, , , , , , , , , , , , ,	 	
DANA POINT	0423.13	66	1707	1,346	1	1,350	448	765		3,350			 	
DANA POINT	0423.13	66	1710	156	0	1,213	0	156	3,200	219		Appears ok Appears ok	 	
DANA POINT	+	66	1710	334		334	67	267	535				 	+
DANA POINT	0423.13	66	1713	144	0	144	0	144	197	197	 		 	+
DANA POINT	 	67	1706	344	66	410	107	303	<u> </u>	1,038			 	-
DANA POINT	0422.01			907	9	916	403	513	7,0,0		741		 	+
DANA POINT	0422.01	67	1712	907	9	910	403	5131	2,239	2,239	141	Appears ok		Beach Ro
DANA POINT	0422.01	67	1714	995	5	1,000	766	234	2,340	2,316		No Comm'l, Residential only, Emp. Appears High	50?	Mgmt
DANA POINT	0422.01	68	1687	0		0	0	0		<u> </u>				
DANA POINT	0422.05	68	1705	449	1	450	432	18	 					
DANA POINT	0422.06	68	1730	328	-1	327	220	107	927	826				
DANA POINT	0423.10	68	1690	291	0	291	291	0		921	94		 '	
DANA POINT	0423.10	68	1703	631	0	631	0	631	1,207	1,207	235			
DANA POINT	0423.11	68	1697	790	-1	789	742	47	2,231	2,191	375			
DANA POINT	0423.11	68	1700	357	95	452	400	52	1,136	1,129	466			
Total		1		15,682	224	15,906	7,920	7,986	36,956	36,706	13,609			

Census 2010 Housing Units and Vacant Units: 2000 and 2010 Select California Data

2000-2010

	April 1,	2000 (1)	April '	1, 2010	Numerio	Change	-2010 Percent	t Change
	Total	T	Total		Total	1	Total	9:
	Housing		Housing		Housing		Housing	
Place	Units	Vacant Units						
Aliso Viejo city (CDP in 2000)	16,602	461	18,867	663	2,265	202	13.6%	43.8%
Anaheim city	99,719	2,750	104,237	5,943	4,518	3,193	4.5%	116.1%
Brea city	13,327	260	14,785	519	1,458	259	10.9%	99.6%
Buena Park city	23,826	494	24,623	937	797	443	3.3%	89.7%
Costa Mesa city	40,406	1,200	42,120	2,174	1,714	974	4.2%	81.2%
Cypress city	16,028	374	16,068	414	40	40	0.2%	10.7%
Dana Point city	15.682	1,226	15,938	1,756	256	530	1.6%	43.2%
Fountain Valley city	18,473	311	19,164	516	691	205	3.7%	65.9%
Fullerton city	44,771	1,162	47,869	2,478	3,098	1,316	6.9%	113.3%
Garden Grove city	46,703	912	47,755	1,718	1,052	806	2.3%	88.4%
Huntington Beach city	75,662	2,005	78,003	3,718	2,341	1,713	3.1%	85.4%
Irvine city	53,711	2,512	83,899	4,921	30,188	2,409	56.2%	95.9%
Laguna Beach city	12,965	1,454	12,923	2,102	-42	648	-0.3%	95.9% 44.6%
Laguna Hills city	10,366	326	11,046	577	680	251	6.6%	77.0%
Laguna Niguel city	23,885	668	25,312	1,080	1,427	412	6.0%	61.7%
Laguna Woods city	13,629	1,038	13,016	1,714	-613	676	-4.5%	65.1%
La Habra city	19,441	494	19,924	947	483	453	2.5%	91.7%
Lake Forest city	20,486	478	27,088	864	6,602	386	32.2%	80.8%
La Palma city	5,066	87	5,224	144	158	57	3.1%	65.5%
	4,329	83	4,355	143	26	60	0.6%	72.3%
Los Alamitos city Mission Viejo city	32,985	536	34,228	1,020	1,243	484	3.8%	90.3%
	37,288	4,217	44,193	5,442	6,905	1,225	18.5%	29.0%
Newport Beach city	41,920	974		1,744	3,191	770	7.6%	79.1%
Orange city			45,111	507	1,546	218	10.1%	75.4%
Placentia city	15,326	289 262	16,872 17,260	595	745	333	4.5%	127.1%
Rancho Santa Margarita city	16,515			2,060	5,313	802	25.7%	63.8%
San Clemente city	20,653	1,258	25,966	2,060 546		156	25.7% 5.5%	40.0%
San Juan Capistrano city	11,320	390	11,940		620	1	3.1%	134.7%
Santa Ana city	74,588	1,586	76,896	3,722	2,308 291	2,136 322	2.0%	26.4%
Seal Beach city	14,267	1,219	14,558	1,541	ii	1	2.5%	87.7%
Stanton city	11,011	244	11,283	458 1,273	272 975	-397	3.8%	-23.8%
Tustin city	25,501	1,670	26,476	, ,	24	1 1	1.2%	-31.0%
Villa Park city	1,992	58	2,016	40	710	-18 952	2.6%	178.3%
Westminster city	26,940 19,567	534 315	27,650	1,486 729	2,738	952 414	14.0%	178.3%
Yorba Linda city Remainder Unincorporated	44,534	2,350	22,305 39,937	1,635	i '	-715		1
Orange County	969,484	34,197	1,048,907	56,126	-4,597 79,423	21,929	-10.3% 8.2%	-30.4% 64.1%
Orange County	909,404	34,197	1,048,907	36,126	79,423	21,929	8.2%	64.1%
California	12,214,550	711,679	13,680,081	1,102,583	1,465,531	390,904	12.0%	54.9%
Imperial County	43,891	4,507	56,067	6,941	12,176	2,434	27.7%	54.0%
Los Angeles County	3,270,909	137,135	3,445,076	203,872	174,167	66,737	5.3%	48.7%
Riverside County	584,674	78,456	800,707	114,447	216,033	35,991	36.9%	45.9%
San Bernardino County	601,369	72,775	699,637	88,019	98,268	15,244	16.3%	20.9%
San Diego County	1,040,149	45,472	1,164,786	77,921	124,637	32,449	12.0%	71.4%
Ventura County	251,711	8,477	281,695	14,775	29,984	6,298	11.9%	74.3%

⁽¹⁾ Census 2000 counts include changes from the Count Question Resolution program. Data may not match data published in Census 2000 reports. Source: Census 2010, Redistricting Data (Public Law 94-171) Summary File.

Table modified from CA DOF DRU Table 2: http://www.dof.ca.gov/research/demographic/state_census_data_center/census_2010/view.php Prepared by Center for Demographic Research, CSUF